

COUNCIL
AGENDA

APR 10, 1978

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, APRIL 10, 1978, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerks Department
Date: April 6, 1978

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON
THE AGENDA.

1. THE LORD'S PRAYER

2. MINUTES OF COUNCIL MEETINGS: March 28, 1978

3. DEPUTATIONS

- (a) FILE 37-78 - STREET NAMES
FILE 180-78 - STREET NAMES COMMITTEE

Mr. E. DiCarlo, President, Dicavona Diesel Repairs Ltd., wishes to appear before Council with respect the change of the name of Atlantic Drive to Bonhill Road. See BY-LAWS - #694-77.

- (b) FILE 25-78 - ZONING

Mr. J. Copeland, solicitor, wishes to appear before Council with respect to a proposal by his client to locate a day nursery in the former Town of Port Credit.

See INFORMATION ITEMS - I-1, BY-LAWS - #177-78.

4. PUBLIC QUESTION PERIOD

5. CORRESPONDENCE

- (a) Information Items - I-1 to I-17.

6. NOTICES OF MOTION

Page 2
April 10, 1978

7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 - R-3

R-1 FILE 21-78 - TENDERS (MOBILE VEHICLE WASHING)

Report dated March 30, 1978, from Mr. W. H. Munden, City Treasurer, recommending the award of Tender TW-10-1978, for the Mobile Vehicle Washing of City Vehicles, to EVERREADY MOBILE POWER WASH LTD., being the lowest tenderer. Resolution available.

R-2 FILE 21-78 - TENDERS (PARKS MAINTENANCE)

Report dated April 5, 1978, from Mr. L. F. Love, Commissioner of Recreation & Parks, recommending the award of Revised Tender TR-4-1978 for Parks Maintenance to CLINTAR LIMITED, being the lowest tenderer, and further that the appropriate funds be placed in the Parks Division Operating Account Number 09880-05. By-law available. Resolution available.

R-3 FILE P.N. 75-077 - DUNDAS STREET EAST RECONSTRUCTION
FILE 22-1978 - MINISTRY OF TRANSPORTATION
AND COMMUNICATIONS

Memorandum dated April 6, 1978, from Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, requesting authorization to sign the Connecting Link Agreement with respect to Dundas Street East Reconstruction, from Cawthra Road to Dixie Road. By-law available.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER
REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS

- (a) GENERAL COMMITTEE - MARCH 29, 1978
- (b) GENERAL COMMITTEE - APRIL 5, 1978

10. COMMITTEE TO RISE

Verbal motion

11. UNFINISHED BUSINESS - Attachments UB-1 - UB-3

UB-1 - FILE 66-78 - DIVISION OF LAND
FILE 35-78 - REGION OF PEEL

Council at its meeting of March, 13, 1978, referred General Committee Recommendation #307 back to General Committee for its meeting on March 15, 1978, at which time the recommendation was referred back to Council for its meeting of March 28, 1978. At the request of Mr. W. P. Taylor, Commissioner of Engineering, Works & Building, the matter was deferred to this meeting of Council. The subject recommendation reads as follows:

"That the Grant of Easement dated January 18, 1978, whereby George Gronwall conveys to the Peel Region a sanitary sewer easement over Part 3 on Deposited Plan 43R-4311, subject to the prior rights of the City of Mississauga, be executed. (Contour Drive Sanitary Sewers)."

See Attachment - UB-1.

UB-2 - FILE T-74153 - LIVERTON INVESTMENTS
FILE OZ-1-76 - LIVERTON INVESTMENTS
FILE T-74094 - S. B. McLAUGHLIN ASSOC. LTD./
FOCAL PROPERTIES LTD.
FILE OZ-54-77 - S. B. McLAUGHLIN ASSOC. LTD./
FOCAL PROPERTIES LTD.

General Committee, at its meeting of April 5, 1978, referred consideration of the Consolidated Report dated April 4, 1978, with respect to Liverton Investments (T-75143) - lands located north of Burnhamthorpe Road and east of Highway 10 - to this meeting of Council, without recommendation.

Mr. R. G. B. Edmunds, Commissioner of Planning, has advised that the Consolidated Reports with respect to proposed developments of S. B. McLaughlin Assoc. Ltd. and Focal Properties Ltd. (T-74094 - Phase 1, OZ-54-77), in the West Meadows Community (lands located north of Burnhamthorpe Road East, east of Highway 10), should be considered in conjunction with that of Liverton Investments (T-74153, OZ-1-76). In light of this, these additional reports are also attached.

Resolutions available. See Attachment - UB-2.

11. UNFINISHED BUSINESS CONTINUED

UB-3 - FILE 164-78 - PUBLIC RELATIONS

General Committee, at its meeting of April 5, 1978, referred consideration of a report dated February 6, 1978, from Mr. J. Kaakee, Public Affairs, with respect to revisions and additions to the City of Mississauga's advertising policy, to this meeting of Council, without recommendation.

It is expected that a further report will be available from Mr. S. Bitten, Public Affairs, to answer questions raised at the General Committee meeting.

See Attachment - UB-3.

12. BY-LAWS

- #694-77 A by-law to change the name of a public highway in the City of Mississauga. (This by-law changes the name of Atlantic Drive to Bonhill Road.)

THIRD READING REQUIRED

- #67-78 A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up all of Edelweiss Drive, according to R.P. 417. This is as recommended by General Committee on January 23, 1978, Item #74.)

THIRD READING REQUIRED

- #160-78 A by-law to adopt an amendment to the Official Plan of the Town of Mississauga Planning area, now the City of Mississauga Subsidiary Planning Area. (This by-law amends the Official Plan to redesignate the subject lands for use as a sanitary landfill site - lands located on the west side of Second Line West, between Eglinton Avenue West and Britannia Road West. This is as recommended by General Committee on March 29, 1978, Item #494. Amendment 278.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #161-78 A by-law to amend By-law #5500, as amended.
(This by-law amends the zoning by-law to permit the subject lands to be used as a sanitary landfill site - lands located on the west side of Second Line West, between Eglinton Avenue West and Britannia Road West. This is as recommended by General Committee on March 29, 1978, Item #494.)

THREE READINGS REQUIRED

- #162-78 A by-law to amend By-law #234-75, as amended.
(This by-law institutes a "No Parking" provision on specific portions of Cook Street and Novar Road, and "Parking for Restricted Periods" on specific portions of Agnes and Cook Streets. This is as recommended by General Committee on March 29, 1978, Item #500.)

THREE READINGS REQUIRED

- #163-78 A by-law to amend By-law #5500, as amended.
This by-law has been prepared in conformity with the Official Plan and pursuant to Resolution #50, passed by Council on February 13, 1978 - lands located south of Lorne Park Road, opposite Queen Victoria Avenue.)

THREE READINGS REQUIRED

- #164-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Block C, Plan M-62 and establishes same as part of Queen Victoria Avenue. This is a condition of Land Division applications C.A. 'B' 232, 233 and 234/77-M.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #165-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Blk. DX, R.P. 938, and establishes same as Spruce Needle Drive to provide legal access to this road as extended by R.P. 961.)

THREE READINGS REQUIRED

- #166-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Blk. Q, Plan M-167, and establishes same as Anson Drive and Torbram Road, to provide access to the adjacent site.)

THREE READING REQUIRED

- #167-78 A by-law to remove certain lands from part-lot control. (This by-law removes Lots 1 - 15, inclusive, on Plan M-228, from part-lot control, these lands being zoned RML-Section 828 to permit semi-detached dwellings - lands located south of Stainton Drive, west of Cedarglen Gate.)

THREE READINGS REQUIRED

- #168-78 A by-law to authorize the execution of an agreement with Project Planning Associates. (This agreement is with respect to the Credit River Study, as recommended by General Committee, Item #1625, adopted by Council on December 19, 1977.)

THREE READINGS REQUIRED

- #169-78 A by-law to authorize the execution of a contract between the Corporation of the City of Mississauga and Clintar Limited. (Revised Tender TR-4-1978, Parks Maintenance. See REPORTS FROM MUNICIPAL OFFICERS - R-2.)

THREE READINGS REQUIRED

12. BY-LAWS CONTINUED

- #170-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Cellan Homes Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

- #171-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Madera Homes Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

- #172-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Binshire Developments Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

- #173-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Shipp Corporation Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

- #174-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Pefran Holdings Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

- #175-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Samuel Sarick Ltd. (This is as recommended by General Committee on April 5, 1978, Item #512.)

THREE READINGS REQUIRED

Page 8
April 10, 1978

12. BY-LAWS CONTINUED

- #176-78 A by-law to authorize the execution of an agreement between the City of Mississauga and Lakeview Forest Development Ltd. (This is as recommended by General Committee on April 5, 1978, 1978, Item #512.)

THREE READINGS REQUIRED

- #177-78 A by-law to amend By-law #1227, as amended. (This by-law amends the zoning by-law of the former Town of Port Credit to place certain lands in a "Holding" category - lands located on the north-west corner of Ann and Park Streets, on the north east corner of Ann and High Streets. This is as recommended by General Committee on April 5, 1978, Item #519.)

THREE READINGS REQUIRED

- #178-78 A by-law to authorize the execution of a Connecting Link Agreement with respect to the reconstruction of Dundas Street East from Cawthra Road to Dixie Road. (See REPORTS FROM MUNICIPAL OFFICERS - R-3.)

THREE READINGS REQUIRED

13. MOTIONS

- (a) To adopt General Committee Report dated March 29, 1978.
- (b) To adopt General Committee Report dated April 5, 1978.
- (c) Re: "Municipal Emergency Situations". (Notice of Motion - March 28, 1978 - H. McCallion)
- (d) To award Tender TW-10-1978, Mobile Vehicle Washing of City Vehicles to EVERREADY POWER WASH LTD., the lowest tendered. (See REPORTS FROM MUNICIPAL OFFICERS - R-1.)
- (e) To amend Grants Policy. (H. McCallion)

13. MOTIONS CONTINUED

- (f) To alter Assessment and Tax Rolls, in accordance with a request by Mr. & Mrs. Wilhelmus, 2682 Stockholme Road, to change school support from Public to Separate.
- (g) To alter Assessment and Tax Rolls, in accordance with a request by Mr. & Mrs. Reid Benison, 315 Fiona Terrace, to change school support from Public to Separate.
- (h) To alter Assessment and Tax Rolls, in accordance with a request by Mr. & Mrs. Josef Kuzel, 7247 Hermitage Road, to change school support from Public to Separate.
- (i) To place appropriate funds in the Parks Division Operating Account Number 09880-05, for the contract for Parks Maintenance, Revised Tender TR-4-1978. (See REPORTS FROM MUNICIPAL OFFICERS - R-2.)
- (j) To advise the O.M.B. that By-law #144-78 is in conformity with the Official Plan for the City of Mississauga Planning Area. (OZ-20-75 - Gedalia Properties Ltd. - lands located west of Second Line East, south of Derry Road East.)
- (k) To apply for a provincial grant in the amount of \$500,798.00 for the purpose of making loans to low income homeowners to rehabilitate their dwellings, and to apply for an advance for 25% of the sum, with further applications to be submitted via quarterly activity reports. (This is as recommended by General Committee on April 5, 1978, Item #514.)
- (l) Re: AHOP and OHRP Program. (L. Taylor)
- (m) Re: Burning of PCB's at Tricil. (M. H. Spence)
- (n) Re: Request that the provincial government amend The Regional Municipality of Peel Act. (H. McCallion)
- (o) To rescind Motion #132, passed by Council at its meeting of March 28, 1978, authorizing the City Solicitor to appeal the Land Division Committee decision under C.A. 'B' 25/75-M (C. & W. Curran) to the O.M.B.. (M. H. Spence)
- (p) To review landscaping procedures. (H. McCallion)

Page 10
April 10, 1978

13. MOTIONS CONTINUED

- (q) To invite the Chairman of the Board of Directors, the Chief of Medical Staff and the President of the Mississauga Hospital, to attend the Council meeting of April 24, 1978 to inform Council regarding the reduction in services necessary at the hospital due to the reduction in the provincial grant. (H. McCallion)
- (r) Re: foundation permit for Menu Foods. (H. McCallion)
- (s) To proclaim the week of April 23-30, 1978, as Volunteer Week in Mississauga.
- (t) To approve Conditions of Draft Approval and Consolidated Report with respect to T-74153, Liverton Investments.
- (u) To adopt Planning report dated April 4, 1978, recommending approval of the rezoning application - OZ-1-76 - Liverton Investments.
- (v) To approve Conditions of Draft Approval and Consolidated Report with respect to T-74094, Phase 1, S. B. McLaughlin Assoc. Ltd. and Focal Properties Ltd.
- (w) To adopt Planning report dated April 4, 1978, recommending approval of the rezoning application - OZ-54-77 - S. B. McLaughlin Assoc. Ltd. and Focal Properties Ltd.

14. NEW BUSINESS

15. IN CAMERA

There is one item to be discussed In Camera - O.W.R.C. funds.

16. BY-LAW TO CONFIRM PROCEEDINGS OF COUNCIL AT THIS MEETING

Verbal motion for required number of readings.

17. ADJOURNMENT

Verbal motion

I-1

COPELAND, McKENNA, KENNEDY & KERBA

BARRISTERS AND SOLICITORS

JOSEPH W. McKENNA
JOHN A. COPELAND
BRIAN R. KENNEDY
SAMI N. KERBA
HUGH G. McLEAN

3638 LAKESHORE BLVD. WEST
TORONTO, ONTARIO
M6W 1P1
TELEPHONE 252-3351

April 6, 1978

The Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario

Dear Sirs:

RE: 24 Ann Street, Mississauga (formerly Port Credit)
Owners: PALUMBO et al

Pursuant to my telephone conversation with Mrs. Ferguson of your department, I wish to confirm my request to appear, with my client, before Council at its meeting on Monday, April 10th, 1978.

The property in question is presently zoned R4 and consists of a parcel of land 50' x 110' on which there is an existing single family 2 storey detached dwelling.

I am advised that By-Law 535/74 covers an area of which our lands form a part and was temporarily zoned HR4. This By-Law expired in October of 1977 but was further extended to March 31, 1978, at which time it expired. I understand that Council intends to consider re-imposing the HR4 zoning at its next council meeting.

My clients purchased the property with the intention of operating a Day Nursery in the present premises after completing certain structural requirements of the Mississauga Building Department.

My client wishes to request Council to exempt this property from the proposed new Holding By-Law to the extent at least of permitting the operation of the Day Nursery, since this use is at present a permitted use under the present R4 zoning.

Yours very truly

COPELAND, McKENNA, KENNEDY & KERBA

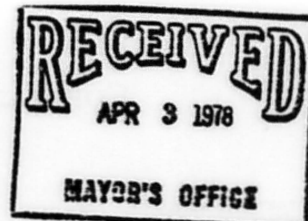
John A. Copeland

TO BE RECEIVED

JAC:ih



Wharton Construction Inc.
5200 Dixie Rd., Suite 109
Mississauga, Ontario
L4W 1E4 Tel. 625-7411



March 30, 1978.

City of Mississauga,
1 City Centre Dr.,
MISSISSAUGA, Ontario.

Att: Mayor R. Searle and
Members of Council

Dear Members:

I wish to thank members of council for their time and indulgence in resolving the very difficult matters that I presented to council and which could have delayed our expansion plans at the Ramada Inn Airport West.

During the next week I will endeavor to obtain input from other developers and forward suggestions as to a method of enforcement of site plan agreements which will be mutually acceptable to both the City and the development industry.

Thank you once again for the interest you have shown in our project, I remain,

Yours Sincerely,

WHARTON CONSTRUCTION INC.

ROBERT E. WHARTON

TO BE RECEIVED



THE CONSERVATION COUNCIL OF ONTARIO 5th Floor 45 Cherry St. East, Toronto

I-3

March 28, 1978

Mr. R.A. Searle, Head
Mississauga City Council
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

RECEIVED
REGISTRY NO. 10 40
DATE MAR 30 1978
FILE NO. 10 40
CLERK'S DEPARTMENT

Dear Mr. Searle:

We wish to commend you and the Mississauga City Council for opposing the route chosen for the installation of a sanitary sewer through the Environmental Protection Area at Sawmill Creek, and for requesting the Region of Peel to investigate alternatives. We also commend your decision to enlarge the eastern limit of the sanctuary.

Too often the value of wildlife sanctuaries is seen as insignificant and your Council's action is a progressive and enlightened one. You have set a worthy precedent of giving environmental elements high priority and other jurisdictions would be well advised to follow your example.

Again we send our commendation and trust you will convey this letter to the City Council.

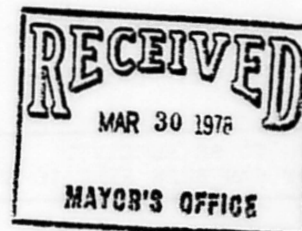
Yours sincerely,

Arthur M. Timms

Arthur M. Timms
Executive Director

/ms

TO BE RECEIVED



MONTAGUE POUND Associates Limited

PLANNING CONSULTANTS

TELEPHONE: 270-4411

I-4

SUITE 307, 77 CITY CENTRE DRIVE
MISSISSAUGA, ONTARIO L5B 1M6

March 23rd, 1978

Mr. T. L. Julian, A.M.C.T.
City Clerk
City of Mississauga
One City Centre Drive
Mississauga, Ontario



RE: PROPOSED PLAN OF SUBDIVISION
DALMATIAN FARMS LIMITED
BLOCK "E", PLAN 922
CITY OF MISSISSAUGA
21T-77003M
OUR FILE NO: 446

Dear Mr. Julian:

Please be advised that our Client is intending to preservice the above-noted proposed Plan of Subdivision.

It would be appreciated if Council would be made aware of this matter.

Yours very truly,


A. S. M. POUND, M.C.I.P.

REB/mc

cc: Dalmatian Farms Limited

TO BE RECEIVED
COPY HAS BEEN SENT TO G. BEWICK

SETCHELL & McKINNON LTD.

I-5

CONSULTING ENGINEERS 385 THE WEST MALL, ETOBICOKE, ONTARIO M9C 1E7 (416) 622-0444

YOUR REFERENCE:

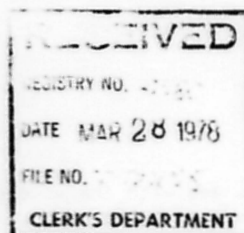
OUR REFERENCE: C/195-86

28th March 1978

City Clerk,
Municipal Offices,
MISSISSAUGA, Ontario.

Dear Sir:

F - E Construction Limited Subdivision
T-22655



In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows: -

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Water Commission), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reasons of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.

TO BE RECEIVED
✓ COPY HAS BEEN SENT TO G. BEWICK



Cont'd...

T-5-a

- Page 2 -

City Clerk, Mississauga

28th March 1978

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

F - F CONSTRUCTION COMPANY LIMITED

A. Ferkul

A. Ferkul

183 Beta Street,
Toronto, Ont. M6W 4H5

SETCHELL & McKINNON LTD.

CONSULTING ENGINEERS 385 THE WEST MALL, ETOBICOKE, ONTARIO M9C 1E7 (416) 622-0444

YOUR REFERENCE:

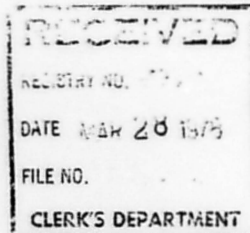
OUR REFERENCE: C/195-86

28th March 1978

City Clerk,
Municipal Offices,
MISSISSAUGA, Ontario.

Dear Sir:

F - F Construction Limited Subdivision
T-76024
City File No. 16 111 76094



In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows: -

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Water Commission), against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reasons of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.

TO BE RECEIVED
✓ COPY HAS BEEN SENT TO G. BEWICK

Cont'd...



1-a

- Page 2 -

Clerk, Mississauga

28th March 1978

To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the owner.

To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.

To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

rs very truly,

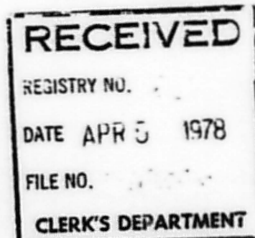
F CONSTRUCTION COMPANY LIMITED

Ferkul

Beta Street,
Onto, Ont. M8W 4H5

April 4, 1978

Mr. T.L. Julian,
City Clerk,
Municipal Offices,
Mississauga, Ontario



Re: Proposed Plan of Subdivision
V.M.A. Construction Limiyed
T-23086
City File No. 16 111 72115

Dear Sir:

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the company (as owner) covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum \$ 10,000.00).
4. To indemnify the City of Mississauga and the Regional Municipality of Peel, their employees, servants and agents, and Hydro Mississauga, against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the preservicing, and the owner undertaking the construction of the work within the proposed subdivision.
5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred to be a charge upon the owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO G. BEWICK

I-7-a

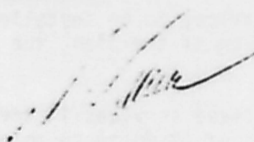
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7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

V.M.A. CONSTRUCTION LIMITED

V. Vacca
VV/aa



I-76

SCHEDULE OF PERFORMANCE

- 1) The underground works, including sewers, sewer connections, sewer appurtenances, watermains, water services and appurtenances shall be completed five (5) weeks after commencement of construction.
- 2) The entire works, including the underground works, granular base course, base course asphalt and reinforced concrete curb base shall be completed fourteen (14) weeks after the commencement of construction.

The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

March 29, 1978

Mr. T. L. Julian, Clerk,
The Corporation of the City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2

Dear Sir:

Re: 1978 Education Requisition

Attached are particulars of this Board's requisition upon your municipality of the net sums required to meet the estimated expenditures of the Board for the calendar year ending December 31st, 1978 for Public and Secondary School purposes, in accordance with the provisions of Section 205, The Education Act, Province of Ontario.

This requisition includes adjustments for any under or over requisition in 1977 and revises the tentative 1976 under or over requisition which was reflected in the 1977 requisition.

This requisition is subject to adjustment after final calculation of the apportionment of the total requirement for 1978. Any such adjustment will be applied against the requisition for 1979.

The amount of the 1978 requisition upon your municipality is as follows:

For Public School Purposes	<u>\$30,251,228</u>
For Secondary School Purposes	<u>\$28,933,848</u>
Total	<u>\$59,185,076</u>

A summary of the Board's complete budget estimates for 1978 will be forwarded to you by April 15th, 1978.

Yours truly,

H. J. A. Brown,
Superintendent of Business Affairs
and Treasurer

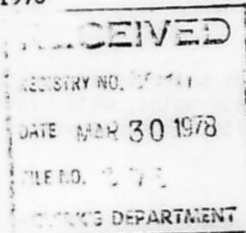
HJAB/nc
Attchs.

✓ c.c. Mr. W. H. Munden, Treasurer,
55 City Centre Drive

TO BE RECEIVED

ONTARIO L5B 1H5

TELEPHONE (416) 279-6010



The Peel Board of Education

Director of Education and Secretary • Superintendent of Academic Affairs • Superintendent of Business Affairs and Treasurer
J.A. Fraser, B.A., M.Ed. C. L. Dobson, M.A. H.J.A. Brown, B.A.

The Corporation of the City of Mississauga

1978 Education Requisition

The following is an outline of the quarterly instalment amounts due this Board during 1978.

Total 1978 Requisition Upon Your Municipality \$ 59,185,076

Therefore Quarterly Instalments Should Be - 14,796,269

<u>Due Dates</u>	<u>Amounts Due</u>
March 31 Instalment	\$ <u>14,796,269</u>
June 30 Instalment	<u>14,796,269</u>
September 30 Instalment	<u>14,796,269</u>
December 15 Instalment	<u>14,796,269</u>
	\$ <u>59,185,076</u>

I-8-b

THE PEEL BOARD OF EDUCATION

1978 Requisition - Elementary Schools

Municipality The Corporation of the City of Mississauga

Share of gross 1978 requirement excluding Telephone
& Telegraph Revenue & Payments in lieu of Taxes

.67817 of \$ 43,519,011 \$ 29,513,288

Estimated Telephone & Telegraph Revenue & Payment in
Lieu of Taxes

541,638

Break-Even Requirement

30,054,926

Adjustments of Prior Years

Add: Under Requisition re 1977 and
adjustments re 1976

196,302

Subtract: Over Requisition re 1977
and adjustments re 1976

-

Net Requisition for 1978

\$ 30,251,228

NG/nc

I-8-c

THE PEEL BOARD OF EDUCATION

1978 Requisition - Secondary Schools

Municipality The Corporation of the City of Mississauga

Share of gross 1978 requirement excluding Telephone
& Telegraph Revenue & Payments in lieu of Taxes

.68666 of \$ 41,900,465 \$ 28,771,373

Estimated Telephone & Telegraph Revenue & Payment in
Lieu of Taxes

668,685

Break-Even Requirement

29,440,058

Adjustments of Prior Years

Add: Under Requisition re 1977 and
adjustments re 1976

-

Subtract: Over Requisition re 1977
and adjustments re 1976

506,210

Net Requisition for 1978

\$ 28,933,848

NG/nc

T-9

THE METROPOLITAN TORONTO AND REGION CONSERVATION AUTHORITY

IN THE MATTER OF The Conservation Authorities Act,
R.S.O. 1970, Chapter 78 as amended;

AND IN THE MATTER OF an application by:

Jafine Developments Limited for
the permission of The Metropolitan Toronto and
Region Conservation Authority pursuant to
regulations made under Section 27 of the said Act,

RECEIVED
DATE APR 3 1978
FILE NO.
CLERK'S DEPARTMENT

NOTICE OF HEARING

TAKE NOTICE that a hearing before the Executive Committee of The Metropolitan Toronto and Region Conservation Authority will be held under Section 27(2a) of The Conservation Authorities Act at the offices of the said Authority at 5 Shoreham Drive, in the Borough of North York in The Municipality of Metropolitan Toronto, at the hour of 10:00 o'clock, in the fore noon, on Wednesday, the 12th day of April A.D. 1978, with respect to the application of Jafine Developments Limited for permission to construct on the flood plain of the Etobicoke Creek, City of Mississauga:
Part of Lot A, Concession 1, South of Dundas Street:

AND FURTHER TAKE NOTICE that if you do not attend at the hearing, the Executive Committee of The Metropolitan Toronto and Region Conservation Authority may proceed in your absence and you will not be entitled to any further notice in the proceedings.

DATED the 4th day of April, 1978,

/mrp
c.c. Julien C. Vanhuysse,
Architect,
430 Signet Drive,
Weston, Ontario, M9L 2T6.

City of Mississauga,
Planning Department, (Mr. K. Lew)
1 City Centre Drive,
Mississauga, Ontario, L5B 1M2.

City of Mississauga,
Mr. Terence L. Julian, Clerk.

THE EXECUTIVE COMMITTEE OF
METROPOLITAN TORONTO AND
REGION CONSERVATION AUTHORITY
Per: [Signature]
K.G. Higgs (Secretary)

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B.



I-10

of the
Minister

Ministry
of
Housing

Hearst Block
Queen's Park
Toronto Ontario
M7A 2K5
416/965-6456

RECEIVED
REGISTRY NO. 3091
DATE MAR 31 1978
FILE NO. 3678
CLERK'S DEPARTMENT

March 22, 1978

The City Clerk
City of Mississauga
City Hall
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Dear Sir:

Mr. A.R. Holmes, President of the Municipal Engineers Association, was kind enough to provide me with a list of the names of Municipal Engineers appointed by the Executive of the Association to the joint Ministry of Housing/Municipal Engineers Association Liaison Committee.

This Committee has been in existence for approximately two years and has proved a most useful vehicle for the exchange of information. I endorse its activities, and thank you for your support in allowing the participation of Mr. K. Cowan as a member.

I am sure that the Committee's work in 1978 will continue to prove advantageous.

Yours sincerely,

Claude F. Bennett
Minister

TO BE RECEIVED

T-11



RECEIVED

REGISTRY NO. 3090

DATE MAR 31 1978

FILE NO. 88-78

CLERK'S DEPARTMENT

486/965-2101

Office of the
Minister

Ministry of
Transportation and
Communications

Ferguson Block
Queen's Park
Toronto Ontario

March 28, 1978

Mr. L.M. McGillivray,
Deputy City Clerk,
Mississauga,
1 City Centre Drive,
MISSISSAUGA, Ontario.
L5B 1M2

Dear Mr. McGillivray:

I am writing further to my letter of January 19, 1978 regarding grade separations that Council wishes constructed on Highway 403.

The four proposed roads crossing Highway 403, which may be necessary as land development proceeds in the City of Mississauga, have been considered in our freeway design. Three of the proposed grade separations would overpass Highway 403 and may therefore be constructed prior to or after opening of the highway; whereas a separation at Central Parkway East involving a subway should, if necessary, be included with the highway work.

I am prepared to look with favour on construction of crossings of the King's Highway provided such work does not constitute an unnecessary risk to the Municipality. As you know, subsidy on new crossings is dependent on main thoroughfare designation, which is in turn dependent on degree of area development. With the uncertainty of development I hesitate to designate Glen Erin Drive, Confederation Parkway or Ridgeway Drive at this time, and subsidy is not considered until after designation.

Although I do not object to the crossings, and considering Glen Erin Drive, Confederation Parkway and Ridgeway Drive overpass 403, I would suggest we address these three crossings when the development has progressed to the stage where I can designate as main thoroughfares and you can be assured of subsidy.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

.../2

I-11-a

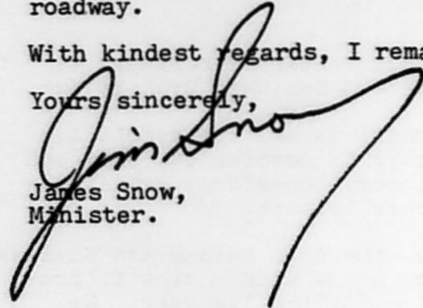
Central Parkway East, however, being a subway must be considered at this time. Although the areas north of Highway 403 are not now developed, the extension of this roadway north to Eglinton is considered desirable. When you obtain acceptance from the Ministry of Housing and the Ministry of Treasury, Economics and Intergovernmental Affairs for this extension of Central Parkway East north to at least Eglinton Avenue, I will be prepared to designate Central Parkway East as a main thoroughfare.

Whereas I would consider the municipal expenditures related to these crossings to be included in the normal funding levels, I will be prepared to discuss this aspect further at the time should these expenditures impose an undue burden.

As the design for this work is progressing the status of Central Parkway East crossing should be resolved as early as possible if we are to take advantage of the unopened roadway.

With kindest regards, I remain,

Yours sincerely,


James Snow,
Minister.

I-12



Office of the
Minister

Ministry of
Consumer and
Commercial
Relations

416/963-0311

555 Yonge Street
Toronto, Ontario M7A 2H6

March 28, 1978

Mr. L. M. McGillivray
Deputy City Clerk
Corporation of the City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

RECEIVED
REGISTRY NO. 3579
DATE APR 3 1978
FILE NO.
CLERK'S DEPARTMENT

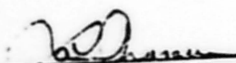
Dear Mr. McGillivray,

Thank you very much for your letter of February 15 concerning the Real Estate and Business Brokers Act.

I can appreciate that Council passed the resolution after considering my letters of October 19, 1977 and January 18, 1978. I will not, therefore, repeat the points which I made in those letters.

As you are probably aware, the Real Estate and Business Brokers Act is undergoing review with a view to providing more self-regulation for the industry. We will bear Council's resolution in mind in our review of the legislation.

Yours very truly,


Larry Grossman
Minister.

TO BE RECEIVED



I-13

Office of the
Minister

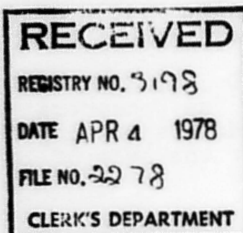
Ministry of
Transportation &
Communications

416/965-2101

Ferguson Block
Queen's Park
Toronto Ontario

March 30, 1978.

Mr. L.M. McGillivray,
Deputy City Clerk,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Mr. McGillivray:

Further to my meeting with Mayor R.A. Searle and a delegation from the City of Mississauga, I wish to acknowledge receipt of the council resolution of February 27, 1978, regarding Highway 427 in the Malton area, as enclosed with your letter of March 2, 1978.

At the meeting of March 16th, the concerns expressed in the council's resolution were reviewed. While I appreciate these concerns, I feel that on the basis of information presented to date, the location of Highway 427 along Indian Line should be maintained. The reasons for maintaining the present highway location have been explained to council by my staff.

As indicated at the meeting, my staff will cooperate with your consultant in a study of an easterly shift of the highway alignment by providing any data in our files. Should the consultant's study show any new information relevant to the location of the highway, I will be willing to review it.

Regarding the last paragraph of your letter, the ministry has already applied to the Ontario Municipal Board for a hearing in the matter of the Rexwood Road closing. This being the case, I do not think it will be necessary for the city solicitor to pursue the application for the hearing as arrangements are already underway.

With kindest regards, I remain,

Yours sincerely,

James Snow,
Minister.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

I-14



Ontario
Energy
Board

E.B.R.O. 363-I-3

IN THE MATTER OF The Ontario Energy
Board Act, R.S.O. 1970, Chapter 312;

AND IN THE MATTER OF an application
by The Consumers' Gas Company for
orders approving rates to be charged
for the sale of gas.

BEFORE: I. C. MacNabb
Vice Chairman
H. R. Chatterson
Member

}
} March 14, 1978
}

O R D E R

UPON the application of The Consumers' Gas
Company (the "Applicant"), dated May 16, 1977, (the "main
application") under section 19 of The Ontario Energy Board
Act for an order or orders approving or fixing just and
reasonable rates and other charges for the sale of gas;

AND UPON the Applicant seeking approval for a
further interim increase in rates effective March 27, 1978,
to allow it to recover from its customers in its 1978
fiscal year the additional revenue found appropriate by
the Ontario Energy Board in its Reasons for Decision dated
March 7, 1978, in E.B.R.O. 363-I;

AND UPON the interim application having been
heard at Toronto on March 14, 1978, in the presence of
counsel for the Applicant, for Industrial Gas Users

TO BE RECEIVED

I-14-a

Association, for Cyanamid of Canada Limited, and for the Board, no one else appearing, and having been granted orally at the conclusion of the hearing;

IT IS ORDERED THAT:

1. The Board dispenses with the determination of a rate base for the purposes of this Order.
2. Pending final disposition of the main application, the rates attached hereto and forming part of this Order are hereby approved, subject to retroactive adjustment between customer classes pending the final decision in the main application, and shall apply to gas taken or considered to be taken on and after March 27, 1978, in accordance with the established method of prorating consumption.
3. The rates provided for in all contracts under which customers are served by the Applicant are hereby increased as follows:

<u>Rate Schedule</u>		<u>¢ per Mcf</u>
100	Commercial	1.81
100	Industrial	1.06
110		1.06
120		1.06
130		.46
140	Commercial	.59
140	Industrial	.46
150		.46
160		.60

I-14-b

- 3 -

4. The form of notice attached hereto and marked Schedule "A" shall be delivered forthwith to the customers of the Applicant served by contract under Rates 100, 110, 120, 130, 140, 150 and 160. The form of notice marked Schedule "B" shall be delivered with the first bill to all other customers of the Applicant. The forms of notices marked Schedule "A" and Schedule "B" to E.B.R.O. 363-I-3 are not required to be delivered to customers of the Applicant.

5. The Applicant shall keep accurate accounts of all amounts collected pursuant to this interim Order, all of which amounts may be subject to retroactive adjustment between customer classes pending the final decision in the main application.

6. The burden of proof that the rates referred to in paragraphs 2 and 3 hereof are just and reasonable remains with the Applicant notwithstanding this Order.

ISSUED at Toronto this 17th day of March, 1978.

ONTARIO ENERGY BOARD


S.A.C Thomas
Secretary to the Board

City of Mississauga

MEMORANDUM

I-15

Mayor and Members of

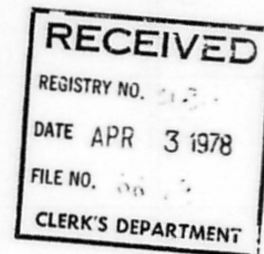
Basil Clark, Q.C.,

General Committee

City Solicitor.

March 31, 1978.

Re: Ontario Municipal Board Hearings



Attached are calendars indicating the Ontario Municipal Board hearings scheduled for April and May.

Sincerely,

A large, stylized handwritten signature in dark ink, appearing to read "Basil Clark".

Basil Clark, Q.C.,
City Solicitor.

AMCD:jp

Encls.

TO BE RECEIVED

April

unday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12 Carmus Management 10.00 a.m. 180 Dundas St. Toronto	13	14	15
16	17 Port Credit Business Improvement District B/L 163/77 10.00 a.m. Mississauga	18	19	20	21	22
23 T-15-2	24	25	26	27	28	29

CARMUS MANAGEMENT - Appeal by the applicant from Council's refusal to rezong to permit an office building at the northwest corner of Truscott Drive and Southdown Road - this is a continuation for the purpose of hearing arguement of Counsel only.

PORT CREDIT BUSINESS IMPROVEMENT DISTRICT Application for approval of By-law 163-77 which designated the area. Four persons objected to the by-law.

NOTE: THIS HEARING IS TO BE HELD IN THE MISSISSAUGA COUNCIL CHAMBERS.

May

unday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7 9-15-6	1 Dalewood Investments 10.00 a.m. 180 Dundas St. Toronto	2	3	4	5	6
	8	9	10	11	12	13
14	15	16	17	18	19 Ontario Khalsa Darbar 10.00 a.m. 180 Dundas St. Toronto	20
21	22	23	24	25	26	27
28	29	30	31			

DALEWOOD INVESTMENTS - Appeal by Dalewood from Council's refusal to rezone from 'HC' to 'RM5' to permit the erection of townhouses on Etude Drive, east of Goreway Drive in Malton. Council has expressed an intention to acquire these lands for municipal purposes.

ONTARIO KHALSA DARBAR - an appeal by the Region of Peel from a Committee of Adjustment decision which permitted Ontario Khalsa Darbar to use an existing single family dwelling on Dixie Road, north of Derry Road East, for a social and religious place notwithstanding the 'A' zoning. A City appeal was withdrawn on Council's instructions.

I-16



R 76591

Ontario Municipal Board

IN THE MATTER OF Section 35(22)
of The Planning Act (R.S.O.
1970, c. 349)

- and -

Lands located:

east and west sides
of Sherobee Road,
north of North
Service Road, east
of Hurontario St.

IN THE MATTER OF an appeal by
Jan Davies Limited and Jesam
Investments Limited for an
order directing an amendment
to By-law 5500 of the City of
Mississauga to change from
RM7D4 - Section 457 and RM7D4 -
Section 458 to RCL2D5 the per-
mitted use of lands comprising
Parts 1, 2, 3, 4, 5, 6 and 7,
Reference Plan 43R-2809 and
Part 1, Reference Plan 43R-3016
being lands situate on the east
and west sides of Sherobee Road
immediately north of the North
Service Road and east of Huron-
tario Street, to permit the
erection of high rise apartments

C O U N S E L :

Karl D. Jaffary, Q.C.	- for Jan Davies Limited and Jesam Investments Limited
John G. Parkinson, Q.C. and Ian Lord	- for The City of Mississauga
L.W. Stewart, Q.C.	- for The Regional Muni- cipality of Peel
John J. Ball	- for Peel Condominium No.

DECISION OF THE BOARD delivered by A. H. ARRELL

As the style of cause indicates this is an appeal pur-
suant to Section 35(22) of The Planning Act. It relates to
parcels of land on each side of the Sherobee Road, immedi-
ately north of the North Service Road of the Q.E.W. and east of
Hurontario Street (Highway 10) on which it is sought to erect
high rise apartments.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-16-a

The contest before the Board related mainly to the question of densities. One question was as to whether densities should be calculated before widening and daylight corners were removed from the holdings. The evidence for the City was that densities were always calculated on the basis of net densities and I accept this evidence and find that, in principle, densities should be calculated on a net basis.

On this basis there is a little over 8 acres west of Sherobee Road and a little under 4 acres east of Sherobee Road. Peel Condominiums No. 38 was represented by counsel at the hearing. Their condominium was located to the north and to the east of the northern portion of the parcel east of Sherobee Road.

The present zoning on both parcels is for stack town houses at a 1.0 density. After the appellants received this zoning, the bottom dropped out of the market for condominiums and they were unable to dispose of their property.

Counsel for the appellants argued that they should have a one density on the parcel east of Sherobee Road. I reject this argument. This property had .75 density when the property was purchased and has continued at this density for years. The condominium was developed at a .5 density and there are 3 apartments to the east of the southern portion of the parcel which were developed at a .75 density. Subject to what is said later as to the transfer of density to the west of Sherobee Road. I think the density of this parcel should be calculated at .75 or 112,646 square feet.

The principal dispute was on the density of the parcel west of Sherobee. Counsel for the respondent contended for a density of 1.5 for the first 300 feet from Hurontario Street and a 1.0 density on the balance which would give an overall density of 1.21. Counsel for the appellants argued

I-16-b

- 3 -

R 76591

they should have a density of 1.5.

The respondent's argument rests on a Cooksville study which is referred into in several documents in applications relating to this site going back over a good many years but which now cannot be located. The study was followed by an amendment to the Official Plan but the amendment is rather vague on this point. The history of the planning of these properties would appear to indicate that there might be merit in having secondary plans limiting the height and density of buildings to be erected, particularly in view of the enactment of 35a of The Planning Act.

The contention advanced on behalf of the respondent appears to have been consistently supported by the planning staff, but on at least one occasion they have been overruled by Council.

Negotiations between the parties have been going on over several months. At one stage, it was agreed that the area east of Sherobee Road would be in accordance with Exhibit 3 which gives a density of .57 or 86,400 square feet. This was supported by counsel for the condominium.

The planner for the respondent stated that he was prepared to recommend the following:

300 feet at 1.5 density	218,626
Balance at 1.10 density	195,149
Transfer from east at .75 density 112,645	
Less 86,400	26,246 (transfer)
Bonus	<u>71,329</u>
Total	<u>511,350</u>

This gives a total density of 1.5 for the west side. If the appellant were allowed .75 on the east side and 1.50 with the transfer of 26.246 to the west side this would

I-16c

give a density of 537,596 or a 1.58 density.

On behalf of the respondent it was argued strenuously that a density of over 1.5 had never been allowed in the municipality, and the Board should not set a precedent by allowing it in this case.

However, I think there are a couple of factors justifying it. One is that the transfer is made basically for the benefit of the condominium which developed at a density of .5. The other is that the stack house zoning was given by the municipality on the basis that there would be a widening of High 10 and a provision for daylight corners. There was some question of whether the deeds had actually been delivered but, in any event, the appellants did not gain any advantage from the stack house zoning.

While, as mentioned earlier, I think, in principle, the density has to be calculated on a net basis, because, as I understand it, when a municipality calculates density on a gross basis, it includes one half of all existing and proposed streets. In circumstances, however, where the dispute narrows down to a minimal amount such as the case here, I think, it is a factor to be taken into consideration. The loss of density through such dedications would appear to be slightly over 20,000 square feet and, if this were deducted from 26,246 square feet, it would leave only slightly over 6,000 square feet by which it would exceed the 1.5 density. I will therefore find the appellants should have a density of 86,400 square feet for the east side and 537,596 for the west side.

I think the appellants should make some contribution to the legal costs of the condominium. They seem to have taken a very reasonable position and their solicitor has spent a good deal of time both at this hearing and in seeking to negotiate a settlement. They are a functioning

I-16-a

- 5 -

R 76591

condominium which has passed the development stage, apparently very effectively. I will award them a modest contribution toward their costs of \$500.00.

As requested by counsel, this is only an interim decision. If the parties are not able to settle the other matters in dispute, they will have to take out a further appointment to settle them before the Board's order will issue. Except as set forth in the previous paragraph, there will be no other order as to costs.

DATED at Toronto this 10th day of March, 1978.

A.H. ARRELL
VICE-CHAIRMAN



A 78261

I-17

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,
Lands located: 3575 Wolfedale Rd.

- and -

IN THE MATTER OF an appeal by
Tru-hall Group Limited from a
decision of the Regional
Municipality of Peel Land
Division Committee



B E F O R E :

A.M. ARNELL, Q.C.
Vice-Chairman

- and -

W.H.J. THOMPSON, Q.C.
Vice-Chairman

Wednesday the 22nd day of
March, 1976

UPON APPEAL from a decision of the Land Division Committee
granting an application numbered C10/78M by Tru-hall
Group Limited for consent herein, upon conditions and
the application having been withdrawn by memorandum in
writing filed;

THE BOARD ORDERS, that this appeal is hereby granted, the
decision of the Land Division Committee set aside, and
the original application for consent is hereby dismissed.

SECRETARY

TO BE RECEIVED
COPY HAS BEEN SENT TO
B. CLARK, R. EDMUNDS,
K. COWAN

INTERNATIONAL JOINT COMMISSION
INTERNATIONAL REFERENCE GROUP
ON GREAT LAKES POLLUTION FROM
LAND USE ACTIVITIES

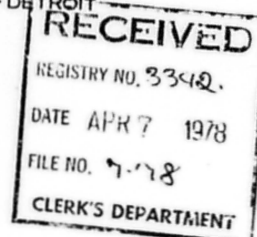
100 OUELLETTE AVENUE
8TH FLOOR
WINDSOR, ONTARIO N9A 6T3

I-18

(519) 256-7821 - WINDSOR

(313) 963-9041 - DETROIT

April 3, 1978



Dear Sir/Madam:

Re: Pollution in the Great Lakes from Land Use Activities

Over the past few months, the International Joint Commission's Reference Group on Pollution in the Great Lakes from Land Use Activities (PLUARG) has been formulating draft recommendations on remedial measures, as part of its reporting responsibilities to the IJC. Eight Regional Citizen Panels which each met three times in the fall of 1977 in the Ontario portion of the Basin (and nine in the U.S.) have produced very valuable input to the PLUARG study. Prior to finalizing its Report to the IJC (scheduled for July 1978) PLUARG will again consult with the panels regarding contribution to its final Report. In other words, panelists will be enabled to make further comment on the Report, as well as previously being instrumental in formulating it.

As you have indicated an interest in Great Lakes Water Quality, you may be interested in observing the PLUARG public consultation panel meeting in your area, and for your information the Date, Time and Location of this meeting are noted at the end of this letter.

You may also be interested to know that we now have a series of information/education tools available - a comprehensive brochure, slide-show and display booth have been produced. If you or your agency/group/association would be interested in using these materials, please let us know by returning the attached sheet to our attention as soon as possible.

We look forward to your continued interest in the PLUARG study. If you need any further information regarding panel meetings or PLUARG activities, please do not hesitate to contact me.

Yours sincerely,

Sally Leppard
Public Participation Co-Ordinator

Panel Meeting:	<u>Date</u>	<u>Time</u>	<u>Location</u>
	Wednesday April 19/78	10 a.m.-5 p.m.	Holiday Inn, 401 Exit 30 Fairway Rd. Kitchener, On

111
ROTARY CLUB OF MISSISSAUGA (STREETSVILLE) INC.

Box 450, STREETSVILLE, ONTARIO

"SERVICE
ABOVE SELF"



HE PROFITS MOST
WHO SERVES BEST" 10/102

1978 01 10



Mayor R. Searle,
City of Mississauga, Municipal Offices,
1 City Center Drive,
Mississauga, Ontario.

Dear Mayor Searle:

The Rotary Club of Streetsville is planning a sixth annual Summerfest to be held in association with the Streetsville Bread and Honey Festival which will be held in Streetsville on June 2nd and 3rd, 1978.

As last year, we are holding it in the Vic Johnston Community Arena in order to further improve security and the processing of food.

Proceeds from this project are used in Rotary Service Work around the world.

I am soliciting your approval to apply for a liquor license to sell beer at this function.

Yours very truly,

A handwritten signature in cursive script, appearing to read "J.J. Semple".

J.J. Semple,
Secretary

JJS/mm

c.c. Mrs. Hazel McCallion,
Ward 9 Councillor

May 9, 1977.

Liquor Licence Board of Ontario,
55 Lakeshore Blvd. East,
Toronto, Ontario.

Gentlemen:

The Council of the City of Mississauga has, by resolution, supported the application of The Rotary Club of Streetsville for a liquor licence to sell beer at the fourth annual Beer Garden which is an integral part of The Streetsville Bread and Honey Festival, being held on June 3rd & 4th, 1977.

This Annual Festival is a source of considerable pride, both to the community of Streetsville and the City of Mississauga as a whole, and this year we will be honored by the presence of Her Honor, Mrs. Pauline McGibbon, the Lieutenant-Governor of Ontario, who will be formally opening the Festival. The presence of the Vice Regal Party is particularly appropriate this year since The Streetsville Bread and Honey Festival will be this Municipality's contribution to the celebration of Her Majesty's Jubilee.

The proceeds from the Annual Rotary Beer Garden will be used to support Rotary Service in this community and around the world. I add my personal support without reservation to that already placed on the record by my Council.

Sincerely,

Ron Searle,
Mayor.

RS/ss

blind cc.

Mr. David Wilcox, Rotary Club of Mississauga (Streetsville) Inc.
Councillor Hazel McCallion

McLEAN-PEISTER LTD.
RITCHIE, ONTARIO

I-20

April 10, 1978.

Statement to the Council of the City of Mississauga by McLean-Peister, Ltd. in reference to the Tender for Parkland Maintenance called TENDER TR 4-1978.

Recap

The original tender was called on February 7, 1978 and consisted of pricing two groups of parks, called Alternates I & II.

Alternate II consisting of 17 separate park areas, and containing approximately 152 acres by Parks Board estimate, will be maintained by the Parks Board during 1978 and is therefore no longer an item to be discussed.

Alternate I, consisting of 8 separate parkland areas, and by Parks Board estimate comprising 154 acres, is the subject of this recap.

Note: - Tendered prices and budget figures referred to in this statement are rounded to the nearest \$1,000.00 for easier recall.

* Results of the Original tender call dated Feb. 7/78 were as follows:

M-P, Ltd. \$ 153,000.

Clintar 390,000.

The Parks Board estimate for
this work was 361,000.

* As a result of the price discrepancies, McLean-Peister, Ltd. were invited by the Parks Board, to meet, in order to more fully discuss the scope and standard of work. This meeting took place on February 9th and was attended by Ray Peister and Fred Crespan from McLean-Peister, Ltd. and Fred Smith, Wayne Claridge and Gordon Bruce of the Parks Board. It was suggested that McLean-Peister, Ltd. review their bid and, at their discretion, resubmit their quotation because

- a) all parks were snow covered and inaccessible at time of bidding and
- b) additional information with respect to planting bed areas, ball diamonds, litter & garbage pickup, furniture repair and consequent staff requirements was furnished by Parks personnel.

* Accordingly a review of the total scope of work resulted in McLean-Peister, Ltd. submitting a revised quotation to the Parks Board on February 17 in the amount of \$183,000.00, an increase of \$30,000.00 or approximately 20%. (It should be noted here that in spite of the fact that the competing bid was fully known to us, our revised price was still over \$200,000.00 lower than Clintar.)

* Subsequently the revised bid of McLean-Peister, Ltd. was presented, first to Committee and then to City of Mississauga council. Council moved to accept the McLean-Peister, Ltd. bid subject to any legal ramifications that could arise.

* Parks Board personnel then met with both Contractors separately to review their quotations and qualifications. McLean-Peister, Ltd. confirmed their quotation of \$183,000.00 and Clintar, we understand, did likewise at \$390,000.00.

On March 29th, Council passed a resolution to retender the Parkland Alt. I maintenance to the two original bidders, because of possible legal complications. The bids were received on April 4th and the results were:

McLean-Peister, Ltd. - \$183,000. (unchanged from previous bid)
Clintar Limited - \$159,000. (reduced by \$230,000. from previous bid)

- * It should be noted that while the retender moved the commencement date of the contract to May, from April 1, in our opinion such alteration of dates does not lessen the amount of work to be accomplished during the contract period. It could in fact, given a warm latter half of April, have the effect of increasing the labour and machinery requirements with grass and weed growth and late clean up getting a headstart on the Contractor.

McLean-Peister, Ltd. questions the credibility, integrity and bidding practice of any company who having bid \$390,000. to undertake this maintenance - later confirming that figure to Parks Board at a meeting called specifically to clarify the scope of work, would then reduce their bid by over \$230,000. to 41% of their original tender.

We trust that Council cannot confidently award a contract to Clintar in the face of this incredible price adjustment. Surely both business and moral implications are evident.

McLean-Peister, Ltd. saved the City at least \$175,000. simply by pricing this contract. Without our bid Council would have been confronted with a \$360,000. Parks estimate versus a \$390,000 Clintar bid.

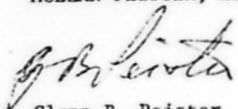
The unfortunate muddle that has occurred is a direct result of calling parkland maintenance during snow covered February.

We have spent a tremendous amount of time in attempting to price this work fairly while at the same time maintaining high standards of workmanship to the City of Mississauga. With 29 years of successful operations, we welcome the opportunity to compare our services, staff, equipment, financial capability and pricing practices with anyone.

Given all the facts surrounding this tender call, and recognizing that McLean-Peister, Ltd. have been responsible in bringing into focus a new dimension in maintenance costs to Mississauga, we feel that McLean-Peister, Ltd. should be awarded this contract for 1978.

If Council accepts our tender, we assure you of our utmost effort to produce a service that will be a credit both to our Company and your community.

MCLEAN-PEISTER, LTD.

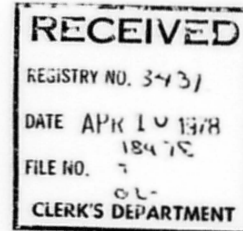


Glenn B. Peister,
President.
GBP:dmh

CN/CP

To: City of Mississauga
Attention: Clerk

From: G. Smith
Weir & Foulds



We are the Solicitors for a number of the owners in the City Core. We are concerned as to the delays in processing, which face our clients who have assisted the City both in funding and participation re the Core Study and the speed with which other applications which relate directly to the Core area, but which did not provide the same funding and assistance, are being moved forward with extraordinary dispatch.

We would like to make representation on this whole issue, but the speed with which the West Meadows came on the Council Agenda this morning prevent us from attending. We would respectfully request that the matter be handled in the usual fashion and that the matter be deferred until all owners in the area can be notified.

Please see that this communication is brought to Council's attention prior to dealing with the West Meadows area.

10:55 AM

Dundas Shepard Square Limited

14 Dundas Street East, Mississauga, Ontario L5A 1W2 • Telephone 270-2513

April 10th, 1978.

City Of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.

Attention to City Council, and City Clerk.

Dear Sirs:

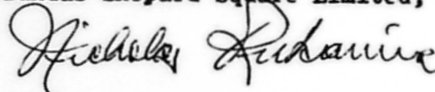
We understand that Council is exempting certain lands to proceed with their respective sub-division plans. We further understand them to be McLaughlin's - Shipp's and Creditview.

As you are aware our lands at the south-east corner of Dundas and Hurontario Street and the lands at the north-east corner of King Street, East and Shepard Avenue are matured to a comparable degree as those above exempted.

We would appreciate your immediate exemption of our lands from the Official Plan also.

Yours very truly,

Dundas Shepard Square Limited,



Nicholas Rukavina, President.

NR/ar



City of Mississauga

MEMORANDUM

R-1

To Mayor and Members of Council
Dept. _____

From Purchasing and Supply
Dept. Treasury

RECEIVED
REGISTRY NO. 24-21
DATE MAR 31 1978
FILE NO. 4178
CLENK'S DEPARTMENT

March 30th, 1978

SUBJECT: TENDER TW -10- 1978 - MOBILE VEHICLE WASHING OF CITY VEHICLES

ORIGIN: Engineering and Works Department

COMMENTS: Below is a list of tenders which were received and opened at the Public Tender Opening of Tuesday, March 28th, 1978.

Clintar Limited	\$53,282.50
EverReady Mobile Power Wash Ltd.	9,123.50
Jay's Mobile Pressure	68,850.00 (corrected)
Lin-Jac Mobile Services Ltd.	11,931.25
Metro Mobile Wash	9,415.00

It was anticipated, from past experience, that this service would cost approximately \$1.00 per vehicle wash. EverReady Mobile Power Wash Ltd., (lowest tenderer) tendered \$0.90 per vehicle while Jay's Mobile Pressure varied from \$5.00 to \$12.50 per vehicle depending on size and thus the vast difference of total costs. Clintar Ltd. varied from \$5.00 to \$9.50 per vehicle depending on size. EverReady Mobile Power Wash were awarded this contract in 1977 and provided a satisfactory service.

Funds are available for this service from Engineering and Works account number 08250-02.

RECOMMENDATION: That Tender TW -10- 1978 for the Mobile Vehicle Washing of City Vehicles be awarded to EverReady Mobile Power Wash Ltd., being the lowest tenderer, at a total cost to the City of \$9,123.50.

✓ RESOLUTION AVAILABLE

W. H. Munden
W. H. Munden
City Treasurer



R-2

City of Mississauga

MEMORANDUM

To: Mayor and Members of Council
Dept.:

From: L.F. Love, Commissioner
Dept. Recreation and Parks

April 5th, 1978

SUBJECT: Tender TR-4-1978
(Revised)
Contract for Parks Maintenance

ORIGIN: 1978 Operating Budget
Recreation and Parks Department

COMMENTS: In accordance with Council
direction of March 29th, 1978,
tenders were invited for the
above works, resulting in the
following bids:

Company	Amount
Clintar Limited	\$159,892.00
McLean - Peister Limited	183,282.00

FUNDING: Provision was made during Budget
Discussion to cover the said works
in the amount of \$200,000.

RECOMMENDATION: (A) That Tender TR-4-1978 (Revised)
Contract for Park Maintenance be
awarded to Clintar Limited in the
amount of One hundred and fifty
nine thousand, eight hundred and
ninety two dollars (\$159,892.00).
This being the lowest bid received.

(B) That the Mayor and Clerk be auth-
orized to sign the attached
By-law executing the contract.



✓ BY-LAW AVAILABLE

✓ RESOLUTION AVAILABLE

R-2-a

Page two.

(C) That the appropriate funds be placed
in Parks Division Operating Account
Number 09880-05.



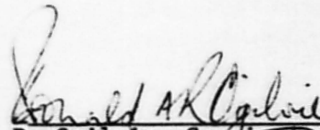
L.F. Love, Commissioner
Recreation & Parks Dept.

nc

Attach.

cc: E.M. Halliday
R. Edmunds
W. Taylor

W. Munden, Treasurer



D. Ogilvie, Commissioner

R-3

City of Mississauga

MEMORANDUM

File: 17 111 75077B&C

T. L. Julian

City Clerk

From: William P. Taylor

Dept: Engineering, Works & Building

1978 04 06

Re: Dundas Street East Reconstruction
From Cawthra Road to Dixie Road
Our File: 17 111 75077B&C

Would you please arrange for the processing of the enclosed By-law to be enacted by Council authorizing the signing of the Connecting Link Agreement for the captioned project, by the Mayor and City Clerk.

It should be noted that this is the second and final phase of the Dundas Street Reconstruction between Cawthra Road and the Etobicoke Creek, for which both Council's and the Ontario Municipal Board's approvals were granted in 1977.

We would request that at least five original By-laws be returned to us for further processing.

BB A
RWB:BES:AEM:11
Enclosures (8)

William P. Taylor
William P. Taylor, P. Eng.
Commissioner

✓ BY-LAW AVAILABLE

R-3-a

BY-LAW NUMBER _____
OF
THE CORPORATION OF THE _____ CITY _____ OF _____ MISSISSAUGA

A BY-LAW TO AUTHORIZE the execution of a proposal and estimate of cost pursuant to an agreement with Her Majesty the Queen, In Right of the Province of Ontario, as represented by the Minister of Transportation and Communications, entered into under The Public Transportation and Highway Improvement Act, R.S.O. 1970, Chapter 201.

"WHEREAS the appended proposal and estimate of cost dated the _____ day of _____ April _____ 19 78, for the construction of
Dundas Street East - From Carthra Road Easterly to Dixie Road

being part of a highway designated as a connecting link has been prepared pursuant to the said agreement with Her Majesty the Queen, In Right of the Province of Ontario, as represented by the said Minister."

BE IT THEREFORE ENACTED by the Council of the Corporation of the _____ City _____ of _____ Mississauga _____:

1. That the hereinbefore recited proposal and estimate of cost be approved.
2. That the Mayor/Reeve and Clerk be and they are hereby authorized and directed to sign the hereinbefore recited proposal and estimate of cost and to affix thereto the seal of the Corporation.

PASSED by the Council of the Corporation of the _____ City _____
of _____ Mississauga _____ this _____ day of _____ April _____ 1978.

Mayor / ~~202006~~

(SEAL)

Clerk

R-3-b

APPENDIX NO. _____ DATE April, 1978

PROPOSAL AND ESTIMATE OF COST FOR THE CONSTRUCTION OF A CONNECTING LINK OR EXTENSION OF THE KING'S HIGHWAY (OR SECONDARY HIGHWAY) NO. FIVE IN THE CITY OF MISSISSAUGA IN THE COUNTY (OR DISTRICT) OF PEEL.

Designated Route: Dundas Street East - Cawthra Road to The Etobicoke Creek

Pursuant to an agreement dated the 28 day of April 19 75 hereinafter called the agreement made between the Minister and the Corporation of the City of Mississauga and subject to the terms and conditions thereof, and subject also to any necessary approval of the Board under The Ontario Municipal Board Act, the Corporation (Minister/Corporation) proposes that the following portions of highway, heretofore designated as a connecting link, be constructed by the Corporation (Ministry/Corporation) namely, (describe portion(s) of street(s) to be constructed):

Dundas Street East from Cawthra Road to Dixie Road

and illustrated on the plan or sketch attached thereto; provided construction to be in accordance with plans and specifications approved by the Minister and the Corporation in the manner and at a cost estimated and divided substantially as follows:

(a) Type of construction	<u>Road Widening and Storm Sewer Works</u>
(b) Length	<u>6,000 Feet ±</u>
(c) Width (not less than 22 feet)	<u>58 Feet ±</u>
(d) Commencing at	<u>Cawthra Road</u>
(e) Terminating at	<u>Dixie Road</u>
(f) Total estimated cost of construction	<u>\$ 982,742.84</u>
(g) Deduct: Items not chargeable under agreement:	
(I) Items to be paid by the Corporation	<u>\$ 65,763.86</u>
(II) Charged to others	
Region of Peel	<u>\$ 11,235.00</u>
Hydro	<u>\$ 44,940.00</u>
Bell Canada	<u>\$ 8,426.25</u>
Consumers Gas	<u>\$ 1,123.50</u>
(III) Charged under Part X of The Public Transportation and Highway Improvement Act	<u>\$ 78,710.16</u>
Total Deductions	<u>\$ 210,198.77</u>
(h) Total estimated cost of construction to be shared	<u>\$ 772,544.07</u>
(i) Minister's share (75 %)	<u>\$ 578,441.04</u>

R-3-C

(j) Estimated annual expenditure of Minister's share for fiscal year(s):

April 1st, 19 <u>78</u> to March 31st, 19 <u>79</u>	\$ <u>500,000.00</u>	
April 1st, 19 <u>79</u> to March 31st, 19 <u>80</u>	\$ <u>78,441.04</u>	
April 1st, 19 <u> </u> to March 31st, 19 <u> </u>	\$ <u> </u>	
April 1st, 19 <u> </u> to March 31st, 19 <u> </u>	\$ <u> </u>	\$ <u>578,441.04</u>

It is understood that the estimated cost is based on the best information available at the time of submission and that no substantial increase in such cost will be undertaken or incurred without the prior written approval of the Minister, and where necessary, the approval of the Ontario Municipal Board.

This proposal is hereby submitted this

 day of April 1978

by or on behalf of the Corporation of

the City of

Mississauga

(SEAL)

and is hereby accepted by or on behalf
of the Minister.

(SEAL)

(Note: Attach a statement of the total estimated cost in detail and a breakdown thereof showing how the Minister's share was computed on Form AB-PR-3)

GENERAL COMMITTEE OF COUNCIL

MARCH 29, 1978

REPORT NO. 12-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twelfth report and recommends:

492. That the report dated March 21, 1978, from the City Treasurer with respect to Property Tax Reform, be received.

(04-492-78) 20-78

493. That the purchase of lands located on the east side of Goreway Drive, South of Etude Drive, Part Lot 11, Conc. 8 EHS, Dalewood Investments Limited, File 02/65/73, be deferred to a future General Committee in order that a meeting can be held between the City of Mississauga and the Regional Municipality of Peel on this matter.

(04-493-78) 37-78
02/65/73

494. That the Zoning By-law and By-law to adopt the Official Plan Amendment No. 278 regarding the Region of Peel Landfill Site, be executed by the Mayor and Clerk.

(04-494-78) 02/16/77
A. 278

495. That proposed condominium CDM-77-047, New Generation Homes, located on the north-east corner of Fieldgate Drive and Rathburn Road, be recommended for approval to the Ministry of Housing subject to the conditions outlined in the Planning Staff Report dated March 6, 1978.

(04-495-78) CDM 77-047

March 29, 1978

496. That proposed condominium CDM 77-049, New Generation Homes, located on the north side of Bough Beeches Boulevard, east of the Ontario Hydro Lines, be recommended for approval to the Ministry of Housing subject to conditions outlined in the Planning Staff Report dated March 6, 1978.

(04-496-78) CDM 77-049

497. That proposed condominium CDM 77-044, New Generation Homes, located on the south side of Rathburn Road, West of H.E.P.C. Lines, be recommended for approval to the Ministry of Housing subject to conditions outlined in the Planning Staff Report dated March 7, 1978.

(04-497-78) CDM 77-044

498. (a) That the report dated March 21, 1978, from the Engineering, Works and Building Department on Storm Water Control procedures, be accepted as presented.
- (b) That conventional storm drainage system be adopted to handle storm runoff on the section of the Mary Fix Creek from proposed Highway 403 to the C.P.R.
- (c) That the storm drainage protection to accommodate the Regional Flood be adopted as the design criteria between the C.P.R. and the Queensway.
- (d) That south of the Queensway, for full protection, a diversion pipe be constructed from the Mary Fix Creek along the Queensway to Wolfedale Creek outlet. The \$700,000 set aside in the 1978 Capital Budget for the Mary Fix Creek be re-allocated to a diversion tunnel and additional funds be allocated in the 1979 Capital Budget, in the amount of \$2.3 Million to continue this project.
- (e) That the Credit Valley Conservation Authority and the Ministry of Natural Resources be requested to indicate their degree of participation in the cost of the diversion of the Mary Fix Creek along the Queensway as soon as possible in order to permit construction to commence in 1979.

March 29, 1978

ITEM 498 CONTINUED

- (f) That partial protection not be implemented as an alternative for the Mary Fix Creek.
- (g) That the design of the conventional storm drainage works on the Mary Fix Creek be presented to Council for approval.

(04-498-78) PN 76-071

- 499.
- (a) That the firm of M.M. Dillon be retained to review the proposed location of Highway 427 north of Rexdale Road along with an access road adjacent thereto, and such other conditions which may be added from time to time.
 - (b) That the Mayor and Clerk be authorized to execute an agreement with M.M. Dillon, which will be on a per diem basis, in accordance with the A.P.E.O. schedule.

(04-499-78) 22-78

- 500.
- (a) That NO PARKING ANYTIME be implemented on the east side of Cook Street between the north limit and Dundas Street West.
 - (b) That NO PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY be implemented on the west side of Cook Street between the north limit of Agnes Street.
 - (c) That ONE HOUR PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY be implemented on the west side of Cook Street between Dundas Street and Agnes Street.
 - (d) That NO PARKING ANYTIME signs be installed on the north side of Agnes Street between Cook Street and Hurontario Street.
 - (e) That ONE HOUR PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY signs be erected on the south side of Agnes Street between Novar Road and Hurontario Street.
 - (f) That NO PARKING ANYTIME be implemented on the east side of Novar Road.
 - (g) That the draft by-law to amend Traffic By-law #234-75, as amended, be approved.

(04-500-78) 86-78

March 29, 1978

501. That the presentation by Mr. T. Blanchard with respect to the burning of PCB in the Clarkson Area by Tricil Limited, be received.

(04-501-78) 115-78
45-78

502. That the Operating Statement Comments, together with the Statement of Revenue and Expenditures of the Mississauga Transit for February, 1978, be received.

(28-19-78) 185-78

503. (a) That the concept of an Interior Bus Card Advertising Program be approved in principle; and further

- (b) That the report dated March 9, 1978 from the Transit Manager with respect to Interior Bus Card Advertising Program, be received.

(28-20-78) 185-78

504. That the publication presently known as the Mississauga Transit Standard Practice Instructions - Personnel Manual be renamed the Mississauga Transit Personnel Policy Manual and that it be amended as follows:

- (a) By the deletion of the word "shall" in the third line of the second paragraph of Section 3.15.2 and insert the word "may" in its stead.

- (b) By the deletion of the word "have" in the first line of paragraph O of Section 3.15.12 and inserting the word "own" in its stead.

- (c) That the Mississauga Transit Personnel Manual be adopted as amended.

(28-21-78) 185-78
34-78

March 29, 1978

505. WHEREAS the two lowest tenders received for the supply of brake block for Mississauga Transit were identical in the amount of \$10,787.00 from Ed Lewis Sales and Services and Wolfedale Automotive;

THEREFORE BE IT RESOLVED that these two firms be requested to submit quotations to the City Treasurer.

(28-22-78) 185-78

506. That the following be adopted as the Salary Administration Policy for the Mississauga Transit:

The Company's Salary Administration Policy is administered by a Salary Review Committee. This Committee is comprised of the General Manager, who acts as the Chairman, and other Department Managers as may from time to time be designated.

It is the responsibility of the Salary Review Committee to ensure that the approved policy is adhered to and to recommend annual adjustments in the basic salary scale. In addition, the Committee shall review all Salaried Employee Performance Appraisal Reports, submitted by the Department Managers, and recommend such action as deemed necessary.

POLICY:

The Company's Salary Administration Policy is based on a system of values which take into account both internal and external factors. The major criteria of this policy is as follows:

1. To maintain a reasonable and competitive level of salaries in relationship to other organizations performing similar or like services;
2. To monitor economic trends and their affect on salaries;
3. To provide an incentive to employees with respect to those areas of greatest concern in servicing the public.

March 29, 1978

ITEM 506 CONTINUED

In formulating this policy the Company has established the Operator's classification as the "bench mark" position. All salaried classifications are therefore directly related to the bench mark position taking into account variances in education requirements, responsibility, work load, working conditions, etc.

The procedural function or application of this policy shall be in accordance with the following:

- (a) Bench Mark Position - The bench mark position or basic annual salary has been established as follows:

Operator's Rate x 2080 hours = basic annual salary

- (b) Variances - The Salary applicable to each position or job function has been established based, either plus or minus, on the relationship to the bench mark position in accordance with the Company's Job Evaluation Program.
- (c) Probation Period - The salary for each position during the probation period is approximately 95% of the minimum salary. On completion of the probation period the salary will automatically progress to the minimum rate if continued employment is approved and accepted.
- (d) Minimum Rate - As noted, on completion of the probation period and acceptance to a permanent position the salary will automatically progress to the minimum rate. Subsequent adjustments will be made at the next annual review, dependent on evaluation.
- (e) Maximum Rate - The maximum salary rate is based on a point value system, again, subject to annual evaluations. The spread between the minimum and maximum rate is approximately 5%.
- (f) Annual Surveys - On or before December 1st, in each calendar year, an annual survey of all other transit operations shall be conducted to assist in determining any necessary adjustment in the bench mark position. In addition, the effects of change in the Consumer Price Index (Canada) shall be reviewed to assist in determining such adjustments.

March 29, 1978

ITEM 506 CONTINUED

- (g) Annual Evaluations - All salaried employees shall be evaluated on or before November 30th, in each calendar year. This annual evaluation, to determine the appropriate salary of each salaried employee, within the minimum and maximum range, is contingent on application of the following point value system:

Formula - 1% adjustment in the minimum salary, plus or minus, but no reduction shall be applied below the minimum salary scale.

Each 1 point shall represent an adjustment of .5% in the salary range.

- Point System - (+) 1 - Education - in excess of the established basic position requirement.
- (+) 1 - Experience - in excess of the established basic position requirements. (This is the only time related value.)
- (+ or -) 2 - Attendance - below or above an established acceptable level.
- (+ or -) 2 - Appearance - below or above an established acceptable level.
- (+ or -) 4 - Performance - below or above an established acceptable level.

- (h) Application - On completion of each employee's annual evaluation, using the above point value system, the salary may be adjusted, up or down, to or below, the maximum salary level for the particular position, effective on the 1st day of January, in each calendar year.

(28-23-78) 185-78
34-78

March 29, 1978

507. (a) That the Streetsville Kinsmen Club be permitted to place a fire door exit at the rear of the front section of the Old Streetsville Grammar School located at 327 Queen Street South, and that the proposed fire door be installed as shown in the plans provided by the Commissioner of Recreation and Parks, and further, that the door be in keeping with the architectural style of the building.
- (b) That the Local Architectural Conservation Advisory Committee view the Old Grammar school with Miss J. Halloran, City Curator, and point out to the Streetsville Kinsmen Club any other matters of concern with respect to the proposed renovations to the interior and exterior of the building.

(26-11-78) 178-78

508. That the proposed Fence By-law of the City of Mississauga contain provisions to ensure that owners of older fences in established neighbourhoods be expressly permitted to maintain their fences notwithstanding that these fences may not be in compliance with the provisions of the Fence By-law.

(26-12-78) 178-78
191-78

509. That Professor Gunter Gad of Erindale College, University of Toronto, who was a member of the Local Architectural Conservation Advisory Committee in the year 1977, and was given a years leave of absence in September, 1977, be re-appointed to the Local Architectural Conservation Advisory Committee for the year 1978.

(26-13-78) 178-78
2-78

GENERAL COMMITTEE OF COUNCIL

APRIL 5, 1978

REPORT NO. 13-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its thirteenth report and recommends:

510. (a) That the application by Mr. G. J. Gaglione for site plan approval in order to complete the application for a building permit in respect of part of Lot 11, Concession 7 E.H.S., 3383 Derry Road, proceed.
- (b) That the Recreation and Parks Department prepare a report on the fencing and landscaping requirements with respect to this application.
- (c) That the Engineering, Works and Building Department prepare a report on the 66" storm sewer outlet servicing these lands.

(04-510-78) 25-78
189-78

511. That the presentation by Mr. C. B. MacFarlane, solicitor on behalf of Mrs. Frances Barnett, with respect to the purchase of the "Barnett" lands (Part Lots 28 & 29, 2 SDS) located on the west side of Clarkson Road North by the City for park purposes, be received.

(04-511-78) 140-78

512. That the City enter into agreements for the purposes of expediting condominium registration with Lakeview Forest Development, CDM 74-24; Shipp Corporation Limited, CDM 76-148; Cellan Homes Limited, CDM 76-100; Binshire Developments Limited, CDM 76-121; Samuel Sarick Limited, CDM 76-133; Centerville Estates Limited, CDM 74-114; and Pefran Holdings Limited, CDM 76-139.

(04-512-78) 181-78

April 5, 1978

513. That the Commissioner of Engineering, Works and Building negotiate with Bell Canada for the dedication to the City of the twelve (12) poles owned by Bell Canada which have City streetlighting attachments, located on Dixie Road, south of Meyerside Drive.

(04-513-78) 16-78
124-78

514. (a) That the Ontario Home Renewal Project Activity Summary to December 31, 1977, attached to the report dated March 21, 1978, from the Commissioner of Engineering, Works and Building, be received.
- (b) That the Quarterly Activity Summary and the Municipal Application for Grant form be received and forwarded to the Ministry of Housing as per their regulations.
- (c) That a resolution be passed by Council requesting a further grant for the O.H.R.P. program for the period 1978-79.

(04-514-78) 62-78

515. That the Draft Fence By-law and the By-law to amend By-law No. 1227, as amended, being the Zoning By-law of the Former Town of Port Credit, be deferred to the next General Committee meeting on April 19, 1978.

(04-515-78) 191-78

516. That the City of Mississauga endorse the resolution passed by the City of Woodstock on March 21, 1978, in connection with the premium increases for the Ontario Health Insurance Plan.

(04-516-78) 67-78

517. That the presentation by Mr. G. Batcules, President of Dometec Limited, with respect to the award of the tender for the supply and installation of parking meters to J.J. McKay Canada Limited, in the amount of \$48,588.24, be received.

(04-517-78) 21-78

April 5, 1978

518. That the Notice of Public Hearing on Thursday, April 6, 1978, by the Committee of Adjustment with respect to the application for minor variances by Victoria Wood Development Corporation Limited, regarding Lot 87, Plan M-28, located on the north west corner of Glen Erin Drive and Aquitaine Avenue, be received.

(04-518-78) C.A.100-78

519. That the Port Credit Residential Holding By-law to amend By-law No. 1227, as amended, be executed by the Mayor and the Clerk. (Lands located on the north/west corner of Ann Street and Park Street and on the north/east corner of Ann Street and High Street.)

(04-519-78) 189-78

520. (a) That the Consolidated Report dated April 3, 1978, with respect to proposed plan of subdivision T-74153, Liverton Investments, located on the east side of Highway #10, north of Burnhamthorpe Road, be considered by Council at its meeting on Monday, April 10, 1978.

- (b) That the citizen members of the Planning Committee be so advised and invited to address Council at that time with respect to this matter.

(04-520-78) T-74153

521. That Mr. L. F. Love, Commissioner of Recreation and Parks, arrange a meeting between Mrs. S. Nimmo, Senior Consultant, Ministry of Recreation and Culture, and the citizen members of the Recreation and Parks Committee, to discuss the mechanics of establishing a citizen advisory group to assist the Ministry with their assessment of the local Wintario Grant applications; and further that the Commissioner of Recreation and Parks, prepare a report for consideration at a future meeting of the Recreation and Parks Committee in this regard.

(08-25-78) 17-78

April 5, 1978

522. (a) That the report dated March 3, 1978, from Mr. L. F. Love, Commissioner of Recreation and Parks, regarding the provision of a conservatory and public gardens within the City of Mississauga, be received.
- (b) That any decision with respect to the conservatory and public gardens in the City of Mississauga be deferred until after the completion of the Credit River Study to be undertaken by Project Planning Associates under the supervision of the Recreation and Parks and Planning Departments.

(08-26-78) 17-78

523. That the Kinsmen Club of Erin Mills be congratulated on their initiative in planning a Strawberry Festival to be held on June 17 - 18, 1978, in Erin Mills and further that the City of Mississauga extend their support for the event.

(08-27-78) 17-78

524. (a) That Mr. L. F. Love, Commissioner of Recreation and Parks, be authorized to seek tenders for a concessionaire to operate the boating facilities and a concessionaire for the operation of the snack bar services at Lake Aquitaine Park.
- (b) That swimming, ice skating and ice boating be prohibited at Lake Aquitaine.
- (c) That with the exception of one power boat for patrol purposes to be operated by the boating concessionaire, all other power boats be prohibited at Lake Aquitaine.
- (d) That the public be permitted to use hand carried, non-motorized boats at Lake Aquitaine.
- (e) That the Parks Division of the Recreation and Parks Department accept responsibility for the operation of the comfort station at Lake Aquitaine Park.

(08-28-78) 10-78
182-78

April 5, 1978

525. That the report dated March 16, 1978, from Mr. L. F. Love, Commissioner of Recreation and Parks, together with the 1977 Recreation Study of Indoor Recreation Facilities and Programmes in the City of Mississauga, be deferred to the April meeting of the Recreation and Parks Committee.

(08-29-78) 17-78

526. (a) That the summary of liability insurance for groups affiliated with the City of Mississauga through the Recreation and Parks Department be approved for distribution to those affiliated groups including those who operate natural ice rinks.
- (b) That the City of Mississauga extend insurance coverage to groups affiliated with the Recreation and Parks Department to include Crime and Dishonesty for an annual premium of \$1,000.00.

(08-30-78) 17-78

527. That subject to approval of the 1978 Capital Budget, Mr. L. F. Love, Commissioner of Recreation and Parks be authorized to call tenders for the construction of an artificial ice rink and tennis court abutting the Burnhamthorpe Arena.

(08-31-78) 17-78

528. That the written submission dated March 20, 1978, from Mr. B. Simpson of the Mississauga Jaycees proposing to assume responsibility for the development of Havenwood Park, be referred to the Commissioner of Recreation and Parks, Mr. L. F. Love, for preparation of a report for consideration at the next meeting of the Recreation and Parks Committee.

(08-32-78) 17-78

April 5, 1978

529. That the report dated March 16, 1978, from Mr. L. F. Love, Commissioner of Recreation and Parks, outlining the objectives of Fundraising and Grantsmanship Seminars, be received; and further that the Commissioner of Recreation and Parks and his staff continue to co-operate with Community Groups and to organize such seminars when demand warrants it.

(08-33-78) 30-78
182-78

530. That subject to ratification by the Council in office in 1979, the City of Mississauga host the monthly meeting of the Ontario Arenas Association scheduled for Wednesday, January 17, 1979, at an estimated cost to the City of \$300.00 and further that such expenditure be approved by Council at that time.

(08-34-78) 17-78

531. That the report dated March 16, 1978, from Mr. L. F. Love, Commissioner of Recreation and Parks, together with the report dated March 10, 1978, from the organizers of the Mississauga Festival termed "Fritterfest '78", setting out their preliminary plans for the festival, be received.

(08-35-78) 17-78

532. That the City of Mississauga endorse and support the second annual Mississauga Day at the Blue Jays Baseball Club on Sunday, June 4, 1978; and further that the Information and Public Relations Department be requested to publicize this event.

(08-36-78) 17-78

533. That consideration of the report dated February 24, 1978, from Mr. L. F. Love, Commissioner of Recreation and Parks, setting out the Recreation Conferences to be held in 1978, be deferred until the April meeting of the Recreation and Parks Committee.

(08-37-78) 182-78

April 5, 1978

534. That the request from the Emmanuel Fellowship Inc. to reduce the rental fee for their use of the Huron Park Theatre on a weekly basis, be regretfully declined.

(08-38-78) 17-78
182-78

535. That the Recreation and Parks Department of the City of Mississauga be authorized to participate in the 1978 Canadian National Exhibition Horticultural Show.

(08-39-78) 17-78

536. (a) That the information concerning the number of building permits issued by ward for the month of February, 1978, be received.
(b) That the table summarizing the existing, committed, and potential number of dwelling units by type to the end of February, 1978, be received.

(07-6-78) 12-78

537. That the information concerning the applications received by the Planning Department during February 1978, be received.

(07-6-78) 12-78

538. That the Planning Staff Report on the Meadowvale West Town Centre under File OZ/35/77, Markborough Properties Limited, be deferred; and that representatives of the Library Board and the Church Campus Committee be invited to attend a future Planning Committee meeting to discuss this matter.

(07-6-78) OZ/35/77

April 5, 1978

539. That the Study of the Streetsville Community - North-West Quadrant be approved subject to the following modifications:

- (a) The inclusion of a policy requiring lands proposed for multiple-family purposes to be assembled into a maximum of four sites;
- (b) The frontages of the proposed lots between Erin Mills Parkway and Fifth Line West and between Old Thomas Street and New Thomas Street being revised to be generally equivalent to the frontages of existing lots on Fifth Line West and Old Thomas Street;
- (c) The deletion of the proposed 30 foot buffer strip adjacent to Erin Mills Parkway and Thomas Street so that all lots immediately adjacent to these roads will have a minimum lot depth of 150 feet;
- (d) The proposed walkway linking Theodore Drive to proposed extension of Turney Drive be realigned to provide a more direct route to the park/school component of the plan;
- (e) The corner store be designated on alternative site number two.

(07-6-78) 189-78

540. That the following recommendations made by the Planning Commissioner on March 21, 1978, with respect to the Port Credit Secondary Plan, be approved:

- (a) That the Northerly lands in Site 1 behind the Lakeshore frontage be changed to Low Density Residential.
- (b) That the following planning staff recommendation be deferred pending the receipt of information from the Toronto Area Transit Operating Authority and Mississauga Transit with respect to their use of the Pine Street Loop:

"That Sites 2 and 3 be designated 'Highway Commercial' but permitting only a car dealership, hotel or motel with or without a restaurant in combination, and highway commercial retail establishments compatible with the neighbourhood, but excluding service stations, car washes and restaurants other than those forming part of a hotel or motel; and further, that specific design guidelines be included in the Plan to minimize the impact on the neighbourhood of future developments on this site."

April 5, 1978

ITEM 540 CONTINUED

- (c) That the design guidelines contained in the draft Secondary Plan be modified to reflect the beautification measures undertaken by Texaco Canada Limited.
- (d) That Sites 5, 6 and 7 be designated Private Open Space.
- (e) That Site 8 be designated Public Open Space, and Sites 9 and 10 be designated Private Open Space, and that the following text be included in the Secondary Plan in respect of both St. Lawrence Starch Company and Texaco Canada Limited:

"If either the St. Lawrence Starch Company or Texaco Oil Company close down industrial operations and move from their sites, consideration will be given to redesignating those sites for uses more compatible with the character of the surrounding area."

- (f) That Sites 11 and 12 be designated high density residential on the Lakeshore Road frontages only, and that the rear of the blocks be low density residential.
- (g) That the following statement be included in the Secondary Plan:

"In the development of lands adjacent to the Lake Ontario Waterfront in Port Credit, the City will encourage and cooperate with the Credit Valley Conservation Authority in implementing waterfront development and management programs; will consider the purchase of any lakefront lands which become available; and will re-examine the potential for lakefront parks in relation to the Waterfront Plan each time this Secondary Plan is reviewed.

It is the long term objective of the City to acquire public access or pedestrian links along the whole of the waterfront in Port Credit, and ultimately to designate waterfront lands for public open space."

- (h) That a breakwater at Elmwood Avenue be considered when the detailed design of waterfront development in Port Credit is undertaken within the context of the Mississauga Waterfront Plan, subject to prior discussion with the area residents.

April 5, 1978

ITEM 540 CONTINUED

- (i) That the information in the memorandum from the Recreation and Parks Department dated December 14, 1977, be received.
- (j) That the comments from the Engineering Department in response to Planning Committee's request be received.
- (k) That the draft Port Credit Secondary Plan contain a statement to the effect that the Plan is based on the maintenance of Lakeshore Road West as a four lane arterial through Port Credit.
- (l) That further consideration of the designation of the lands south of the CNR, west of Benson, north of Queen Street, and east of Maple Avenue, be deferred pending a further report from Planning staff.

(07-6-78) 189-78

541. That the Conditions of Draft Approval dated March 21, 1978, and the Consolidated Report dated March 13, 1978, for proposed plan of subdivision T-77007, Dalmation Farms Limited, be approved.

(07-6-78) T-77007

542. That Councillor McKechnie be appointed Chairman of the Street Names Committee to serve for the remainder of 1978.

(12-01-78) 37-78
2-78

543. That the portion of roadway presently known as Mississauga Road which extends southerly from Highway 401 to the junction of Turner Valley Boulevard and aligns with Erin Mills Parkway, be renamed Erin Mills Parkway so that the continuous roadway extending from Highway 401 to the Q.E.W. bears the one name of Erin Mills Parkway; and further that this recommendation be referred to the Region of Peel for their information.

(12-03-78) 37-78

April 5, 1978

544. That because the construction of a new portion of Burnhamthorpe Road West between Glen Erin Drive and Erin Mills Parkway causes a conflict with the old portion of Burnhamthorpe Road West, Councillor Hooper, the Ward 6 Councillor, be requested to confer with the residents of that portion of old Burnhamthorpe Road West, between Glen Erin Drive and Erin Mills Parkway, to obtain a suitable alternative name for that portion of the original road allowance to eliminate a street name confliction.

(12-03-78) 37-78

545. That the portion of roadway North of Paisley Boulevard East registered as Adena Court North within Plan M-225, be renamed Frayne Court in order to eliminate confliction with an existing Street Name.

(12-04-78) 37-78

546. That the proposal to name a portion of roadway situated in the Mississauga Meadows and Liverton Subdivision sites be deferred and the involved developers of these sites be requested to provide a name for the roadway which is acceptable to all parties.

(12-05-78) 37-78

547. That the portion of Stavebank Road north of Queensway West, adjacent to the Queensgate Subdivision, M-227, now being discontinuous, be renamed Brushwood Place.

(12-06-78) 37-78

548. That Councillor McCallion be requested to attend the next meeting of the Street Names Committee, tentatively scheduled for April 13, 1978, to discuss with members the current status of the Queen Street and Mississauga Road street naming and house numbering situation.

(12-07-78) 37-78

April 5, 1978

549. That the Secretary of the Street Names Committee be authorized to advise the County Court Judge, hearing the motion to rename part of Atlantic Drive, that the City of Mississauga does not provide for compensation to parties affected by street name changes.

(12-08-78) 37-78

550. That the Consolidated Licensing By-law No. 22-78 be amended to stipulate that prior to a Master Plumbers License being issued by the City of Mississauga the applicant provides proof that liability insurance of not less than \$300,000.00 has been obtained.

(33-1-78) 9-78

551. That Mr. K. Cowan, Director of Building Standards, prepare a report in conjunction with the Assistant City Solicitor, Ms. V. McLean, regarding Bill 119, outlining the financial implications of the City of Mississauga not being able to impose license fees on trades and businesses operating within the City of Mississauga while retaining responsibility for regulating those businesses which may subject the public to unfair or unsafe business practices, and further that the Assistant City Solicitor incorporate in that joint report what she believes to be the shortcomings of Bill 119.

(33-2-78) 9-78

552. That the City of Mississauga revert to the 1977 license fee structure for Bowling Alleys which was established at \$25.00 for the first lane plus \$15.00 for each additional lane.

(33-3-78) 9-78

553. That Mr. K. Cowan, Director of Building Standards, reply to the letter dated February 27th, 1978, from the Regional Clerk advising him that the City of Mississauga would prefer that area municipalities retain responsibility for the licensing of Auctioneers, rather than have the Region of Peel assume that function.

(33-4-78) 9-78

April 5, 1978

554. That no school crossing guard be located on Copenhagen Road opposite Sir Richards Separate School as warrants are not met at this time and that this location be reviewed again in September, 1978.

(19-25-78) 179-78

555. That the proposed Traffic Safety Council By-law, establishing the City of Mississauga Traffic Safety Council, providing for Advisors to the Traffic Safety Council and establishing terms of reference for the Traffic Safety Council, be enacted by Council.

(19-26-78) 179-78

556. (a) That the school crossing guard at the intersection of Molly Avenue and Burnhamthorpe Road be re-located from the east side of Molly Avenue to the west side of Molly Avenue.
- (b) That the lane line markings on Burnhamthorpe Road be altered to provide a four foot painted median in the vicinity of the crossing and to provide pedestrians crossing the road with a median in the centre of the road where they can wait safely for the traffic to clear.
- (c) That the over-sized advanced school crossing signs and special cross walk markings, be installed at Molly Avenue and Burnhamthorpe Road.
- (d) That the Engineering Department prepare a report for the Traffic Safety Council's information outlining the cost and warrants for the installation of traffic signals and/or pedestrian heads.
- (e) That the Peel Regional Police and the Traffic and Transportation Section of the Engineering Department prepare a report with respect to the pros and cons of permitting cross walks in the City of Mississauga.

(19-17-78) 179-78

April 5, 1978

557. That the previous recommendation of the Traffic Safety Council with respect to the placing of school crossing guards at the intersection of Confederation Parkway and Dundas Street, at Kirwin Avenue and Dundas Street and Cliff Road/Grenville Avenue and Dundas Street be re-affirmed and that no guards be placed at Dundas Street and Kirwin Avenue, and Cliff Road and Dundas Street and that two school crossing guards be located at the intersection of Confederation Parkway and Dundas Street once the traffic signals have been installed at this location and Cookville Public School has been closed.

(19-28-78) 179-78

558. (a) That the Minister of Housing be requested to not approve the Oakville Official Plan Amendment #30 prior to informing the City of Mississauga as to what action has been taken on the concerns expressed by the City of Mississauga as outlined in General Committee Recommendation #1229, adopted by Council on September 26, 1977;
- (b) That it is the desire of the City of Mississauga that if the Minister of Housing cannot assure satisfaction of these concerns, the City of Mississauga requests that this matter be referred to the Ontario Municipal Board.

(04-558-78) 189-78
A. 30



City of Mississauga

MEMORANDUM

UB-1

To Mayor and Members of From Basil Clark, Q.C.,
Dept. General Committee Dept. City Solicitor.

March 23, 1978.

SUBJECT: Contour Drive Sewers, Lot 15, Plan 450, City Easement Instrument No. 421606 (Part 3 on deposited Plan 43R-3141), File C.A. "B" 123/74-M and 16 111 76002.

ORIGIN: A report from B. Wilkinson, Property Agent, dated February 16, 1978 to General Committee. Mr. Wilkinson recommends that the City execute a Grant of Easement enabling the Region to share an existing City Easement.

BACKGROUND: The City obtained this existing easement as a condition of a land division granted on June 13, 1974, when the then owner, Mr. Peter Lanch applied to create one additional residential building lot.

The final Certificate of Consent was issued by the Land Division Committee on May 26, 1976 after all conditions had been complied with. The severance is thus now complete.

The easement to the Region is to facilitate development of a subdivision to the rear of these lands. (File T-75315 V.M.A. Construction).

The grant of easement now submitted for execution by the City allows a sanitary sewer to be brought in to the V.M.A. Construction Company Limited site within the City's existing easement over Mr. Gronwall lands. The City must execute the easement indicating its consent to sharing this easement with the Region.

COMMENTS:

1. The severance approved under Land Division Committee File C.A. "B" 123/74-M is final and unassailable.
2. The City is currently processing an application for plan of subdivision under File T-75315 (V.M.A. Construction). It is in the preliminary stages of processing since detailed studies have been required in connection with its proximity to Turtle Creek.

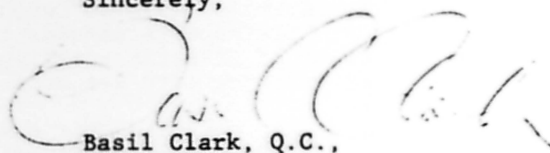
Contd/.....

UB-1-a

Page 2

3. It is proposed that the V.M.A. lands be serviced by sanitary sewer by an easement in favour of the Region of Peel over the City's existing storm easement over the lands of Mr. George Gronwall. The City is not compelled to consent; however, if the City is opposed to this development it should intervene directly in the subdivision process as well.

Sincerely,



Basil Clark, Q.C.,
City Solicitor.

AMCD:jp

City of Mississauga

MEMORANDUM

UB-1-b

To GENERAL COMMITTEE

From Bruce B. Wilkinson

Dept. _____

Dept. Property Agent

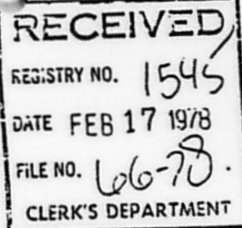
February 16, 1978

LADIES & GENTLEMEN:

SUBJECT: Contour Drive Sewers, Lot 15 Plan 450
City Easement, Instrument No. 421606 (Part 3 on
Deposited Plan 43R-3141), Files CAB 123/74
and 16 111 76002.

ORIGIN: Letter from Peel Region dated February 10, 1978.

COMMENTS: Enclosed herewith is Grant of Easement in triplicate,
dated January 18, 1978 from George Gronwall to the
Regional Municipality of Peel, with the City of
Mississauga entering into the agreement as a consen-
party because of its prior rights by reason of
existing easement, Instrument No. 421606.



Please note that the subject Grant contains the
Region's acknowledgement of the City's prior rights
and a covenant that the sanitary sewer will not be
installed or constructed without first obtaining
approval in writing from the City Engineering Department
of the sewer contract drawings. The Grant also con-
tains a covenant, whereby the City will be indemnified
and saved harmless from and against any and all
liabilities, damages, expenses ect., in consequence
of or arising out of the sanitary sewer construction.
The agreement terms have been approved by our
Engineering Department.

Draft copy of By-law to authorize the execution of
the Grant is enclosed.

RECOMMENDATION:

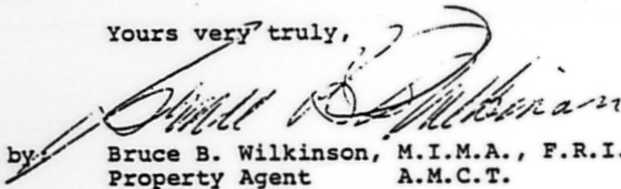
That the Grant of Easement, dated January 18, 1978,
whereby George Gronwall conveys to Peel Region a

4B-1-c

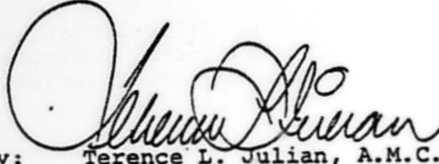
sanitary sewer easement over Part 3 on Deposited Plan 43R-4311, subject to the prior rights of the City be executed by the City and all 3 copies be returned to the City Property Agent, together with 2 certified copies of the authorizing By-law.

Yours very truly,

Prepared by:


Bruce B. Wilkinson, M.I.M.A., F.R.I.
Property Agent A.M.C.T.

Approved by:


Terence L. Julian, A.M.C.T.
City Clerk

BBW/dw
Encl.

UB-2

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

FILE: WEST MEADOWS
DATE: APRIL 10, 1978

TO R. A. Searle, Mayor, and Members of the City
of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT West Meadows Community

COMMENTS On April 4, 1978, the following items were
included in the Planning Committee agenda for
consideration:

1. An outline description of the West Meadows
Community Study proposals.
2. The Consolidated Reports for the plans of
subdivision proposed by Liverton
Investments Limited and S. B. McLaughlin
Associates Limited.
3. The Zoning Reports for Liverton
Investments Limited and S. B. McLaughlin
Associates Limited.

These items were on the agenda in accordance
with the time schedule agreed to by City
Council. Because the actual reports were not
available before the start of the meeting,
the Planning Committee decided to defer
consideration of them to a future meeting.

On April 5, 1978, General Committee agreed
that the items would be considered at the City
Council meeting to be held on April 10, 1978,
and that the non-elected members of the
Planning Committee would be invited to attend
the Council meeting.

Attached to this memorandum is the same
information which is noted above and which was
proposed for presentation to the Planning
Committee.

UB-2-a

- 2 - FILE: WEST MEADOWS
DATE: APRIL 10, 1978

If, after consideration of the various items, Council wants to further process the proposals towards the approvals required to facilitate development of the subject lands, resolutions should be made to:

- Approve the West Meadows Community Proposals.
(This will provide the basis for completing the necessary Official Plan Amendment for adoption by City Council at its next meeting.)
- Approve the zoning recommendations for Liverton Investments Limited.
- Approve the zoning recommendations for S. B. McLaughlin Associates Limited.
- Approve the Consolidated Report for the proposed plan of subdivision under File T-74153, Liverton Investments Limited.
- Approve the Consolidated Report for the proposed plan of subdivision under File T-74094 Phase 1, S. B. McLaughlin Associates Limited.

UB-2-6

WEST MEADOWS COMMUNITY

PROPOSED RESIDENTIAL

	<u>APPROXIMATE NO. OF UNITS</u>	<u>POPULATION</u>	<u>PERCENTAGE OF UNIT TYPES</u>
Low Density (Detached, Semi-detached)	470	1,817	16%
Medium Density (Street Townhouses, Special)	268	911	9%
High Density (Apartments)	<u>2,200</u>	<u>4,400</u>	<u>75%</u>
TOTALS	2,938	7,128	100%

OFFICE COMMERCIAL

GROSS BUILDING AREA

Office Commercial
(Core Related Lands)

1,674,862 sq. ft.

SCHOOLS AND PARKS

In accordance with the requirements of the City and the Board of Education, the proposals provide for:

- One Junior Public School;
- One Senior Public School;
- A Neighbourhood Park adjacent to the Junior and Senior Schools with space for major athletic facilities, in conjunction with schools, and local recreational needs;
- Three Parkettes and a walkway system which is related to proposals in the East Meadows and the City Centre.

UB-2-C

- 2 -

MAJOR THOROUGHFARES

ROAD

Rathburn Road

Robert Speck Parkway

CLASSIFICATION

Major Collector

Collector

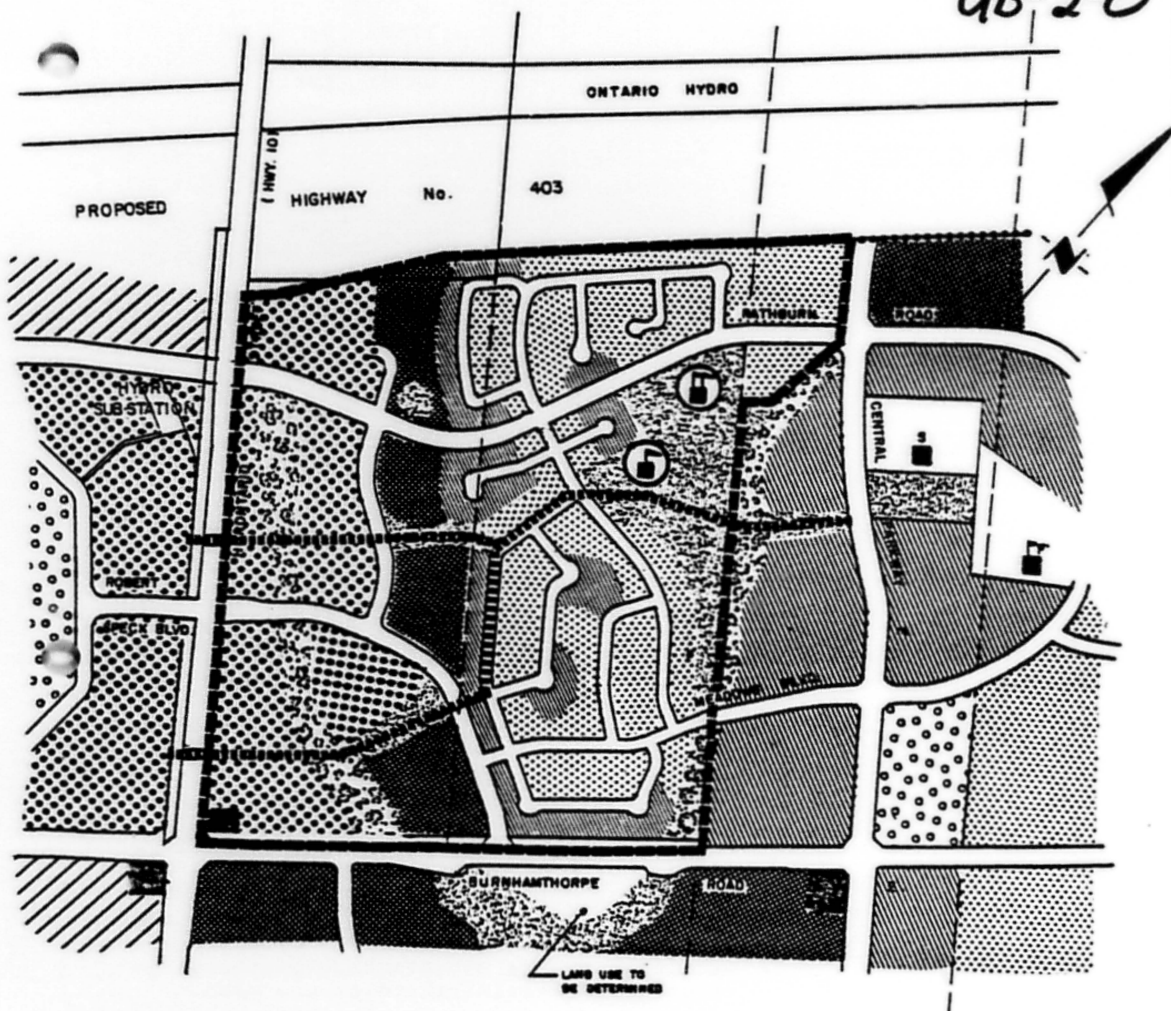
R.O.W. WIDTH

100'/130'

86'

WEST MEADOWS COMMUNITY STUDY

UB-2-c



LEGEND

- | | | | |
|--|-------------------------------|--|------------------------|
| | RESIDENTIAL - LOW DENSITY | | GREENBELT |
| | RESIDENTIAL - MEDIUM DENSITY | | JUNIOR PUBLIC SCHOOL |
| | RESIDENTIAL - HIGH DENSITY | | SENIOR PUBLIC SCHOOL |
| | OFFICE COMMERCIAL | | SEPARATE SCHOOL |
| | RETAIL COMMERCIAL | | FRENCH SEPARATE SCHOOL |
| | HIGHWAY COMMERCIAL | | PEDESTRIAN WALKWAYS |
| | PARK & OPEN SPACE | | PARKWAY BELT LIMIT |
| | OFFICE COMMERCIAL INCL. HOTEL | | STUDY AREA |

UB-2-d

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM: 11
FILE: T-74153
DATE: April 4, 1978

MEMORANDUM

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Conditions of Draft Approval

APPLICANT Liverton Investments Limited

LOCATION Part of Lot 15, Concession 2, N.D.S.
North of Burnhamthorpe Road,
East of Highway 10

NO. OF LOTS 10 Blocks

ZONE Existing: R4
Proposed: RCL1-Special Section, RM7D5-
Special Section, 01 and G
14.2 ha (35.2 acres)

COMMENTS It is recommended that the above-noted plan of
subdivision be approved subject to the following
conditions:

1. That the Financial Agreement between the
City and the Developer be met by the
Developer to the satisfaction of the City,
prior to the registration of the plan.
2. That the Engineering Agreement between the
City and the Developer be met by the
Developer to the satisfaction of the City,
prior to the registration of the plan.
3. That pursuant to Section 33 (5) (a) of The
Planning Act, which permits 5% of the land
included in the plan to be conveyed to the
City for public purposes, it is recommended
that Block K be accepted and the balance
be cash-in-lieu of land.

Note

The Consolidated Report has been sent to
the developer. A copy of the report and
the developer's reply are attached.

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ITEM: 11
FILE: T-74153
DATE: April 4, 1978

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RECOMMENDATION

That the Conditions of Draft Approval dated April 4, 1978, and the Consolidated Report dated April 3, 1978, for proposed plan of subdivision T-74153 Liverton Investments Limited, be approved.



SHIPP CORPORATION

Office of the
President
and
Chief Executive Officer

April 3rd, 1978

Dear Mr. Edmunds

We are writing on behalf of Liverton Investments Limited to confirm that we have reviewed the Consolidated Report dated April 3rd, 1978. You will appreciate that we have had a limited time to review this report.

We appreciate that as this is the first major plan to implement the recommendations of the extensive Core Area Study, certain issues have been raised for which there is no clear Council policy at this time.

Accordingly, on behalf of Liverton Investments Limited, we hereby agree to the terms of the Consolidated Report of April 3rd, 1978, on the understanding that for any items which cannot be fully defined at this time (an example being core area levies), we reserve our rights pursuant to the provisions of The Planning Act in the processing of the detailed matters relating to the final Engineering and Financial Agreements.

As previously stressed, we are most anxious to proceed to final registration as quickly as possible. We, therefore, will produce detailed site plans without delay to assist in finalizing the Engineering and Financial Agreements.

Yours very sincerely,

SHIPP CORPORATION LIMITED

Harold G. Shipp
HAROLD G. SHIPP

Planning Commissioner,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario L5B 1M2

UB-2-9

DATE: April 3, 1978
FILE: T-74153

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY LIVERTON INVESTMENTS
LIMITED

LOCATION North of Burnhamthorpe Road, East of Highway 10

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated October 28, 1975, revised on October 6, 1977 and further revised in red as shown on the attached draft plan.
2. The zoning for the development of these lands shall have been approved by the Ontario Municipal Board prior to the registration of the plan.
3. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard prior to any submission to the City Engineering Department and as soon as possible after draft plan approval has been received, a list of proposed street names shall be submitted to the City Engineering Department.
4. An agreement is required to the effect that any existing buildings on the plan will be removed at the applicant's expense unless such buildings will conform with the requirements of the Zoning By-law after registration of the plan.
5. Development of the subject lands shall be staged to the satisfaction of the City.
6. Approvals of site development and landscaping plans by the City will be prerequisites to the issuance of building permits for Block E which is to be developed for apartment purposes. In this regard, population yield will be one of the criteria used in evaluating site development plans for this block. Further, the landscaping plans shall include proposals for the preservation of as many of the existing trees as possible.
7. Prior to issuance of a building permit for Block F, an integrated site development plan and landscaping plan for this Block and the adjacent lands to the east and south, presently designated for apartment purposes shall have been approved by the City. Further, the landscaping plan shall include proposals for the preservation of as many of the existing trees as possible.

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DATE: April 3, 1978
FILE: T-74153

8. Approvals of site development plans and landscaping plans by the City will be prerequisites to the issuance of building permits for Blocks A, B, C and D which are to be developed for office commercial purposes. In this regard, the landscaping plans shall include proposals for the preservation of as many of the existing trees as possible.
9. A clause shall be included in the Subdivision Agreement to the effect that the internal servicing for Blocks E and F, which are to be developed for apartment purposes, will be provided in accordance with City standards and requirements.
10. Prior to the registration of the plan, the developer shall have entered into a housekeeping agreement with the City in conjunction with the commercial use of Blocks A, B, C and D.
11. Prior to issuance of building permits, a detailed analysis of noise associated with Hurontario Street and recommendations regarding noise abatement features designed to protect the development shall be submitted by an acoustical consultant and approved by the City in consultation with the Ministry of the Environment. These recommendations shall be included in the Subdivision Agreement in an appropriate fashion.
12. Blocks G and H designated for greenbelt purposes shall be deeded gratuitously to the City.
13. Prior to registration of the plan, conceptual and detailed landscape plans for all dedicated parkland, open spaces, greenbelt, walkways, and bicycle paths including comprehensive streetscape plans shall be submitted to and approved by the City. Further, the developer shall be responsible for the costs of these works (i.e. grading, sodding for parkland, pathway installation, planting, bridges, lighting of walkways, etc.) in accordance with plans approved by the City. See also Item 18 and 22.
14. All proposed flood control and conservation works shall be designed and carried out to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources. In this regard:
 - (a) no fill of any kind shall be placed or removed, whether originating on the site or elsewhere, or any vegetation disturbed, except as required for municipal works on Blocks G and H without the written consent of the Credit Valley Conservation Authority;

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DATE: April 3, 1978
FILE: T-74153

- (b) no building or structure shall be erected within 7 m (25 feet) or beyond the angle of stability as determined by the geotechnical report pursuant to Item 16 below, of the boundaries of Blocks G and H.
 - (c) a snow fence or other suitable barrier shall be erected 4.6 m (15 feet) from the boundaries of Blocks G and H in order to prevent the unauthorized dumping of fill or destruction of vegetation on these Blocks. These barriers shall remain in place and in good repair until all grading, construction and resodding is completed.
 - (d) The grading plans for Blocks A, B, C and D shall be submitted to and approved by the City and the Credit Valley Conservation Authority with regard to:
 - (a) surficial run-off which should not be concentrated and directed over the top-of-bank;
 - (b) fill and construction materials should also not be stockpiled along the top-of-bank.
15. The final plan shall show a surveyed top-of-bank line to the satisfaction of the City and the Credit Valley Conservation Authority to be the easterly and westerly limits of Blocks G and H, the approximate location of which is shown in red on the attached draft plan. In this regard the approved top-of-bank will conform to the recommendations of the geotechnical report referred to in Item 16 below. Further revisions to the plan may be required to accommodate the approved top-of-bank line.
16. Prior to the registration of the plan, a geotechnical report to evaluate the slope stability and to establish the stabilized embankment lines and critical setback distances for all structures from boundaries of Blocks G and H shall be submitted to and approved by the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources. See also Item 17 below.
17. Prior to the registration of the plan, a functional report describing the necessary erosion and flood control works to be carried out on the Cooksville Creek shall have been completed to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources. In this regard, the construction of the recommended works will be carried out by the City, funds for these works have been allocated in the 1978 Capital Works Budget.

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FILE: T-74153

18. Prior to the registration of the plan, financial contributions will be required in connection with the costs associated with the development of the City Core and Core-Related lands, for example pedestrian grade separations across Hurontario Street. In this regard, the extent of these contributions will be determined during the detailed processing of the applicable development agreements.
19. Parkland is required for the Core-Related lands on the basis of 1.0 ha (2.5 acres) per 1000 persons. In this regard, this public open space will be provided through the dedication of 0.2 ha (0.5 acres) per 1000 persons (Block K) with the balance to be cash-in-lieu of land. Further, Block L is to be dedicated for parkland as credit for a portion of the parkland requirement for lands under Subdivision application T-74094 (Phase II) S. B. McLaughlin Assoc. Ltd.
20. Prior to the registration of the plan, the future disposition of the lands fronting on the east side of Hurontario Street, abutting the northerly boundary of the property shall be determined to the satisfaction of the City.
21. Confirmation from the Hydro-Electric Power Commission that the indicated abandoned right-of-way is no longer required by them.
22. Prior to registration of the plan, the City shall determine whether the lands required for the two pedestrian links to the Core Area, the approximate location of which are shown on the attached plan dotted in red, are to be provided through land dedications or by way of easements in favour of the City. Further, the City shall also determine whether any agreements are required to ensure the future installation of the two pedestrian walkways/bridge structures over Hurontario Street.

The final locations and/or designs of the pedestrian links shall be determined to the satisfaction of the City and shall have regard for the site development proposals of the adjacent lands and in particular Street B being the major common access from Hurontario Street.

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SECTION B - FINANCIAL

1. Payments to be made to the City
 - (a) Financial contributions in accordance with current levies for the residential component of the plan.
 - (b) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.
 - (c) To meet the requirement of Section 33 (5) (a) of The Planning Act, it is recommended that Block K be accepted and the balance be cash-in-lieu of land. See also Section A - Planning, Item 19.
 - (d)
 - (i) A fee for engineering and inspection services provided by the City Engineering Department to be in accordance with current City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
 - (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contract the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
 - (e) A fee of \$45.00 per dwelling unit for the services of the City Planning Department.
 - (f) Payment of all outstanding assessments which have been levied against the property.
 - (g) Payment in cash is required to cover the cost of planting trees on all road allowances in accordance with current City standards and specifications.
 - (h) Financial contributions of \$5,683.42 per gross hectare (\$2,300.00 per gross acre) of commercial lands for major road improvements.
 - (i) Financial contributions of \$5,683.42 per gross hectare (\$2,300.00 per gross acre) of commercial lands for major watercourse improvements.

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DATE: April 3, 1978.
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- (j) Financial contributions will be required in connection with the development of the City Core. See also Section A - Planning, Item 18.
- (k) Financial contribution of \$1,630.90 per gross hectare (\$660.00 per gross acre) for the construction in the future by the City of a grade separation of Rathburn Road over Hurontario Street.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City as co-insured, for liability and property damage in the amount of \$1,000,000. This policy must cover blasting operations and be paid up for one year.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, cash, negotiable securities or a 100% Performance Bond equal to the estimated cost of services, must be furnished prior to the execution of the Agreement. A 5% cash deposit shall also be required over and above that of the Bond to a maximum of \$10,000.00.

SECTION C - ENGINEERING

1. Maintenance Guarantee

All underground services shall be guaranteed for a minimum period of one year after preliminary approval of all underground services has been given by the City, but they shall not be released from the maintenance period until at least the base course of asphalt has been constructed on all roads within the subdivision.

All above-ground services shall be guaranteed for a period of three years after preliminary approval of the above-ground services has been given by the City.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

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3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

An additional frontage charge is applicable to the Hurontario Street frontage south of Robert Speck Boulevard.

Depending on the staging of development in this area, some looping of the watermain may be required to meet fire demands.

4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

The sanitary sewer outlet for the subject lands is the existing sub-trunk located in the valley lands of the Cooksville Creek, south of Burnhamthorpe Road. In this regard, development of the subject lands will require the extension of the trunk northwards along the alignment of Robert Speck Boulevard through the McLaughlin lands to the east, and sized to accommodate external areas. External easements will be required for the necessary sanitary sewer connecting link.

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DATE: April 3, 1978
FILE: T-74153

5. Storm Drainage

Storm sewers with connectins to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All internal storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering, Works and Building.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering, Works and Building. The storm sewer outlet for the subject lands is the Cooksville Creek. See also Section A - Planning, Item 14.

6. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An area grading plan must be prepared by the developer's Engineer in accordance with the City standards and form part of the Subdivision Agreement.

All drainage ditches or depressions shall be sodded.

Minimum grade changes should occur in areas where trees are to be retained.

The new policy of reduction in runoff for roof-top control shall be implemented in these designs.

7. Roads

- (a) All roads shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest City standards and requirements.

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- (b) The following is a summary of the various classification of the future roads within and in the vicinity of the site:

Name	Classification	No. of Lanes	R.O.W. Width
Hurontario St.	Urban Divided Arterial	6	45 m (150 feet)
Burnhamthorpe Rd.	Urban Divided Arterial	6	36 m (120 feet) +12.2 m (40 feet)
Burnhamthorpe Rd.	(Core-Related: 150 m east of Hurontario St.)	6	60 m (200 feet)
Robert Speck Blvd.	Urban Divided Collector	4	25 m (86 feet)
Rathburn Road	Urban Divided Collector	4	30 m (100 feet)
Rathburn Road	(Core-Related: Hurontario St. to Street A)	6	40 m (130 feet)
Street A	Urban Undivided Collector	4	25 m (86 feet)
Street B			20 m (66 feet)

- (c) The connecting roads shall be such that they align precisely with their continuations beyond the subject lands.
- (d) Access to the various lots and blocks within the plan shall be from the internal roads with no access to Hurontario Street.
- (e) 7 m (25 feet) sight triangles at the intersection of Street A and Robert Speck Boulevard shall be dedicated to the City.
- (f) The developer will be responsible for the necessary improvements on Hurontario Street at Robert Speck Boulevard and Street B including traffic signals to the satisfaction of the City and the Ministry of Transportation and Communications.

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DATE: April 3, 1978
FILE: T-74153

- (g) Prior to registration of the plan satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing roads by vehicles used in conjunction with building operations on the subject lands.
 - (h) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocations of utilities required by the development of the subject lands to be undertaken at the developer's expense.
 - (i) The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
8. Sidewalks
- Standard 1.5 m (5-feet) wide concrete sidewalks will be required along both sides of all internal roads and along the east side of Hurontario Street.
9. Walkways
- A continuous park walkway system with lighting where required shall be constructed in accordance with the requirements and specifications of the City. See also Section A - Planning, Item 13 & 22.
10. Signs
- All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.
11. Landscaping
- All portions of road allowances not covered by roads or sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.
- All blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering, Works and Building.

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DATE: April 3, 1978
FILE: T-74153

Future parkland Block K shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the Engineering Department and the Recreation and Parks Department and included in the Engineering Agreement. See also Section A - Planning, Items 13 & 22.

12. Road Dedications

Sufficient rights-of-way for all roads within the plan in accordance with the widths specified under Section C - Engineering, Item 7 shall be dedicated to the City and/or appropriate authority.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements. In this regard additional rights-of-way may be required.

Prior to registration of the plan, the developer will be required to dedicate an access road, Street 'B', 10 m (33 feet) by 15 m (50 feet) at the southerly limit of the lands including a southbound left turn lane and channelization on Highway 10 to the satisfaction of the City and the Ministry of Transportation and Communications.

13. Easements

Any external easements required to service the property must be obtained by the applicant prior to registration and deeded gratuitously to the City or Regional Municipality of Peel.

All easements within the plan which are required for proper servicing of the land, shall be deeded gratuitously to the City or Regional Municipality of Peel.

14. Hydro

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements. See also Section B - Financial, Item 1(b).

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15. One-foot Reserves

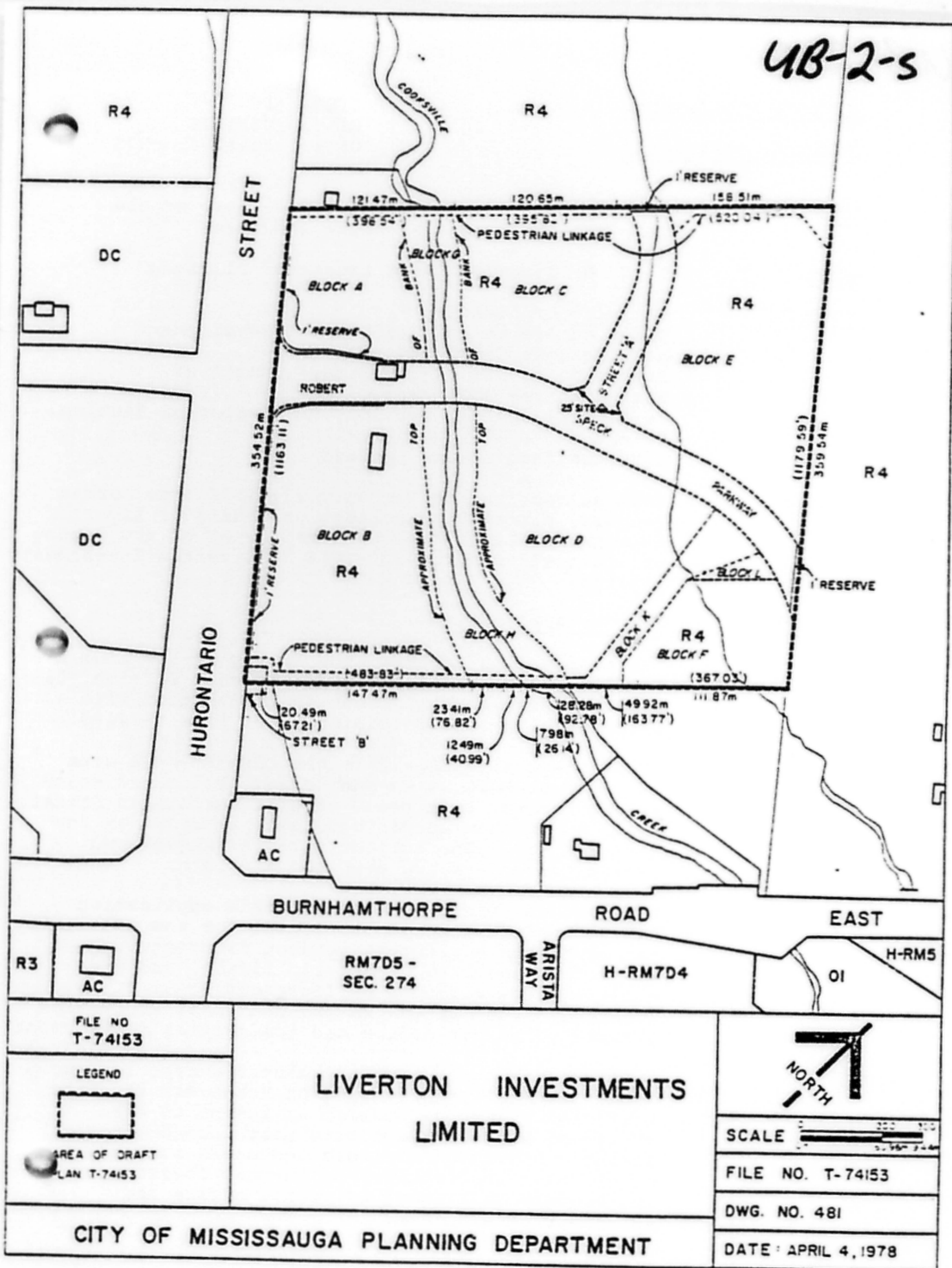
0.3 m (1-foot) reserves, which shall be deeded gratuitously to the City, are required as shown on the attached draft plan.

16. Street Lighting

Arrangements shall be made with Hydro Mississauga for the installation of all necessary lighting facilities to be undertaken at the developer's expense.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE MINISTER. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY. THE METRIC UNITS MENTIONED IN THIS REPORT ARE APPROXIMATIONS ONLY.

UB-2-S



FILE NO
T-74153

LEGEND
AREA OF DRAFT
PLAN T-74153

LIVERTON INVESTMENTS
LIMITED



SCALE

FILE NO. T-74153

DWG. NO. 481

DATE: APRIL 4, 1978

CITY OF MISSISSAUGA PLANNING DEPARTMENT

UB-2-t

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM: 10
FILE: OZ/1/76
DATE: April 4, 1978

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Rezoning Application -
Proposed Office and Residential Development
West Meadows Community
East side of Hurontario Street, north of
Burnhamthorpe Road East
R4 to RCL1-Special Section, RM7D5-Special Section,
01 and G
Liverton Investments Limited

ORIGIN Request received on February 12, 1976 from Norman
Pearson, planning consultant on behalf of Liverton
Investments Limited, registered owner of the lands,
and revised on March 30, 1978 by Liverton Investments
Limited.

COMMENTS (i) The Application

The proposal is to amend the Zoning By-law from R4
to RCL1-Special Section, RM7D5-Special Section, 01
and G to permit development in conjunction with a
proposed plan of subdivision under File T-74153.

The subject site is within the Core-Related area
of the West Meadows Community and is located south
of the Parkway Belt West, east of Hurontario Street,
north of Burnhamthorpe Road East, as shown on the
attached map. The subject site is undeveloped
except for a detached dwelling and barn.

Lands to the north and east of this application
are undeveloped except for a hall for the Jehovah's
Witnesses and a concrete product manufacturing
plant fronting onto Hurontario Street, and are
subject to development applications by S. B.
McLaughlin Associates Limited and Focal Properties
Limited to permit office and residential development.

Lands to the south are undeveloped except for two
detached dwellings fronting on Burnhamthorpe Road
East, and a service station at the north-east
corner of Burnhamthorpe Road East and Hurontario
Street. A portion of these lands are subject to
development applications by Torquay Investments
and Vondale Management to permit office and
apartment development.

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DATE: April 4, 1978

Lands to the west, across Hurontario Street are developed for offices and Square One Shopping Centre.

Details are as follows:

Site Area:	14.2 ha (35.2 acres)
Frontage:	Approximately 354 m (1163 feet) on Hurontario Street.
Official Plan Designation:	Commercial, Residential-Apartment Park and Open Space and Greenbelt
Existing Zoning:	R4
Proposed Zoning:	RCL1-Special Section, RM7D5- Special Section, 01 and G

(ii) History

The subject site is located within the Core-Related area of the West Meadows Community, and in this regard a comprehensive planning study for the West Meadows Community was presented to the public in March 1978. The resultant land use proposals were incorporated into the Official Plan by proposed Amendment 287.

The original application by Liverton Investments Limited, received by the City in February of 1976, proposed offices for their entire holdings. The application was not processed by City Staff pending the preparation of a Secondary Plan for the City Core Area and was subsequently referred to the Ontario Municipal Board by the applicant. The applicant at that time indicated to the City that a firm was interested in locating their head office on a portion of the lands fronting on Highway 10 and in view of this, the City entered into a Memorandum of Understanding with the applicant to provide for the development of that portion of the Liverton lands fronting on Highway 10 for office purposes. Subsequently, the Ontario Municipal Board on April 18, 1977, directed that the Official Plan Amendment, the Zoning By-law and the subdivision application be approved for that portion of the lands fronting on Highway 10.

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ITEM: 10
FILE: OZ/1/76
DATE: April 4, 1978

Prior to finalizing the necessary documentation to implement the Board's decision, the Core Area Technical Committee was authorized to retain planning consultants to assist in the preparation of a plan for the City Core and in July, 1977, Liverton Investments appeared before the Core Area Committee to request that the westerly portion of the Meadows Community be released from the Core Area Study. Subsequently Council on October 11, 1977 adopted the following resolution:

- "(a) That the Mississauga Meadows West Secondary Plan be processed.
- (b) That the proposed plans of subdivision T-74094, Urban Equities Limited and T-74153, Liverton Investments be released for processing in conjunction with the Secondary Plan, with the understanding that individual development applications may be brought forward prior to completion of the Secondary Plan; and that during such processing consideration be given to preserving as much as possible of the treed areas within the district."

Within the context of Amendment 287, the subject site is designated Commercial, Residential-Apartments Park and Open Space and Greenbelt.

These designations also conform with the recommendations of the proposed City Centre Secondary Plan.

(iii) Discussion

This application is one of several applications which in total cover the majority of the undeveloped lands in the West Meadows Community and it is in the context of an overall plan for road layout, zoning pattern, schools and parkland for the community that each application will be dealt with in preparing individual planning reports.

The proposal inherent in this application is to amend the Zoning By-law from R4 to PCL1-Special Section, RM7D5-Special Section, O1 and G to permit the development of offices and apartments

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ITEM: 10
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in accordance with draft plan of subdivision T-74153. If approved the proposal would permit offices with a gross floor area of approximately 79,244 m² (853,000 sq. ft.) and about 826 apartment units accommodating about 1652 persons.

It is important to note that the estimates of future population from the apartments set out in this report are the result of multiplying the fixed number of units per hectare proposed by the applicant by the average number of 2 persons per unit as opposed to the normal population characteristics for apartments, and the size of unit standards used by the City. However, to realize the full potential of the proposed zoning on the basis of the applicant's unit count, there could be an increase in the floor area of the proposed apartments which could be utilized as additional bedrooms and which could result in exceeding the target population for the West Meadows Community. To maintain adequate control to stay within this target population and to ensure the objectives of the West Meadows Secondary Plan are realized, it is necessary therefore for population yield related to bedroom counts to be one of the criteria used in evaluating future site development plans involving the apartments.

Under the requested RM7D5-Special Section zoning, the applicant proposes to erect apartments to a maximum of 250 units per hectare (100 units per acre) and a maximum site coverage of 60%.

The apartments proposed will primarily cater to single adults and couples without young children and will contribute to creating a substantial resident population within a convenient walking distance of the major facilities in the City Core. In addition a convenience commercial (tuck shop) facility may be permitted as an integral part of an apartment building under special circumstances.

An RCL1-Special Section zoning has been requested to permit the development of offices on approximately 7.5 hectares (18.5 acres) of lands accommodating a maximum gross floor area of 79,244 m² (853,000 sq. ft.) and a maximum site coverage of 80%.

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FILE: OZ/1/76
DATE: April 4, 1978

In addition, certain related ancillary commercial uses serving those employed in office buildings may be permitted within each building to a maximum of 10% of the gross floor area.

As with other development proposals of this type, as well as to ensure that the objectives of the City Core Secondary Plan are realized, it is important that site development, elevation and landscaping plan approvals, be obtained prior to the issuance of building permits for the office and apartment developments. Sign approvals and housekeeping agreements will also be required prior to the issuance of building permits for the office developments.

Further, the development of the lands will also be subject to the detailed design control as set out in the proposed City Centre Secondary Plan.

In accordance with proposed West Meadows Secondary Plan, parkland is required on the basis of 1 hectare (2.5 acres) per 1000 persons, of which 0.2 hectare (0.5 acres) per 1000 persons will be provided through the dedication of lands with the balance being cash-in-lieu of land. In this regard, the applicant is required to provide 0.33 hectares (0.83 acres) of parkland. On the applicant's lands 0.42 hectares (1.05 acres) of parkland are shown, however, this includes .065 ha (.16 acres) of land to be dedicated in partial satisfaction of the parkland requirement for the adjacent lands under File T-74094 S. B. McLaughlin Associates Ltd.

The size and configuration of the proposed parkland dedication of this application has been approved by the City Recreation and Parks Department. Additional open space of approximately 1.3 hectares (3.3 acres) will be provided through the dedication of the valley lands along the main branch of the Cooksville Creek.

Provision will also be made for the development in the future of two pedestrian linkages into the City Centre along the northerly and southerly limits of the subject site including provisions for future grade separations of Hurontario Street.

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ITEM: 10
FILE: OZ/1/76
DATE: April 4, 1978

In conjunction with the proposed development, there are certain engineering and conservation matters with respect to road widenings, site access, site grading, one-foot reserves, servicing, lighting, driveways and parking areas, tree conservation and planting, dedication of lands for greenbelt purposes, landscaping, noise abatement, pedestrian linkages, etc., that will be dealt with during the processing of the plan of subdivision.

Further, there will be certain financial requirements including the payment of development levies as well as special financial requirements related to development within the Core Area which will require the applicant to enter into a financial agreement with the City.

CONCLUSION

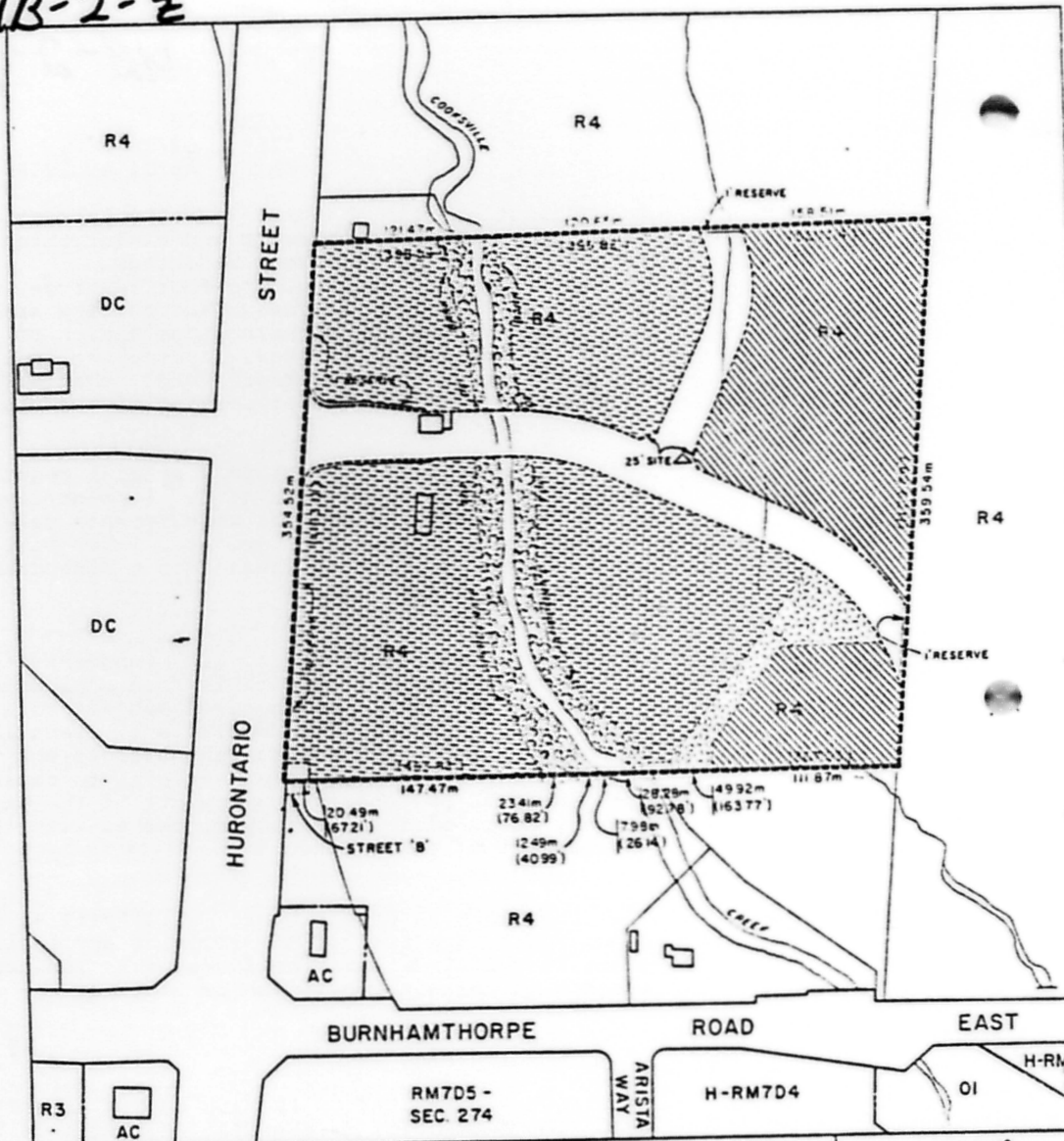
It is concluded that the proposed amendments to the Zoning By-law are acceptable from a planning standpoint and should be approved subject to a plan of subdivision, site development, elevation and landscaping approvals for the offices and apartments, and the applicant agreeing to satisfy the financial and other requirements of the City and any other official agency concerned with the development of these lands.

RECOMMENDATION

That the Planning Staff report dated April 4, 1978, recommending approval of the rezoning application under File OZ/1/76 Liverton Investments Limited subject to certain conditions be adopted.

THE ABOVE RECOMMENDATION IS MADE ON THE ASSUMPTION THAT ALL OF THE CITY'S FINANCIAL REQUIREMENTS WILL BE MET, INCLUDING THE PAYMENT OF DEVELOPMENT LEVIES. IF OTHERWISE, THEN THIS REPORT WILL HAVE TO BE RECONSIDERED.

UB-2-2



APPLICATION: LIVERTON INVESTMENTS LIMITED

APPLICANTS' HOLDINGS
 PROPOSED REZONING FROM R4 TO RM7D5 SPECIAL SECTION
 FROM R4 TO RCL1 SPECIAL SECTION

FROM R4 TO O1
 FROM R4 TO G

R3 - DETACHED DWELLINGS (50 FOOT LOTS)
 R4 - DETACHED DWELLINGS (50 FOOT LOTS)
 H-RM7D - HOLDING CATEGORY FOR ROW DWELLINGS
 H-RM7D4 - HOLDING CATEGORY FOR ROW DWELLINGS (10 TIMES LOT AREA)
 RM7D5 SECTION 274 - APARTMENTS & COMMERCIAL PURPOSES
 DC - DISTRICT SHOPPING CENTRE
 AC - SERVICE STATION
 RM7D5 - SPECIAL SECTION - APARTMENTS (MAY BE USED FOR)
 RCL1 - SPECIAL SECTION - OFFICES
 O1 - PARK AND
 G - GREENBELT



SCALE 0 200 400

FILE NO. 02/01/76

DWG. NO. 1255

DATE: APRIL 4, 1978

CITY OF MISSISSAUGA PLANNING DEPARTMENT

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

UB-2-aa
ITEM: 11
FILE: T-74094 Phase 1 -
DATE: April 4, 1978

MEMORANDUM

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Conditions of Draft Approval

APPLICANT S. B. McLaughlin Associates Limited and
Focal Properties Limited

LOCATION Part of Lots 14 & 15, Con. 2, N.D.S.
North of Burnhamthorpe Road,
East of Hurontario Street

NO. OF LOTS 242 (66 S/F & 176 S/D) & 18 Blocks

ZONE Existing: R4
Proposed: R4, R3-Special Section, RML,
RM5-Special Section, RM7D5-Special
Section, O1 & G
46.6 ha (115.2 acres)

COMMENTS It is recommended that the above-noted plan of
subdivision be approved subject to the following
conditions:

1. That the Financial Agreement between the
City and the Developer be met by the
Developer to the satisfaction of the City,
prior to the registration of the plan.
2. That the Engineering Agreement between the
City and the Developer be met by the Developer
to the satisfaction of the City, prior to the
registration of the plan.
3. That pursuant to Section 33 (5) (a) of The
Planning Act, it is recommended that Blocks P1
and P2, representing 2.5 acres per 1000 popu-
lation, be accepted for the low density area.
Further, in partial satisfaction of the park
requirement for Block V, Core-related lands, it
is proposed to accept Block L on the adjacent
plan of subdivision under File T-74153
Liverton Investments Limited.

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ITEM: 11
FILE: T-74094 Phase 1
DATE: April 4, 1978

Note

The Consolidated Report has been sent to the developer. A copy of the report and the developer's reply are attached.

RECOMMENDATION

That the Conditions of Draft Approval dated April 4, 1978, and the Consolidated Report dated April 3, 1978, S. B. McLaughlin Associates Limited and Focal Properties Limited, be approved.

77 City Centre Drive
Mississauga, Ontario
L5B 1M6
Telephone (416) 270-7000

S.B. McLaughlin Associates Limited

UB-2-cc

April 4, 1978

Mr. R. G. B. Edmunds,
Commissioner of Planning,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario

Re: Proposed Plan of Subdivision
Part of Lots 14 & 15 Con. II N.D.S.
S. B. McLaughlin Associates Limited
and Focal Properties Limited
File 21T-74094 (Phase I)

Dear Mr. Edmunds:

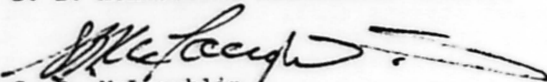
We are in receipt of your letter and Consolidated Report dated April 3, 1978 containing the terms and conditions of Draft Plan Approval.

Please be advised that the terms and conditions as set out therein are hereby acceptable, however this acceptance shall not prejudice either our current subdivision agreement negotiations with the City or the determination of all undefined financial obligations in the Consolidated Report.

Please accept our sincere thanks for the considerable efforts of you and your staff in bringing this Report before the Planning Committee so expeditiously.

Yours very truly,

S. B. MCLAUGHLIN ASSOCIATES LIMITED


S. B. McLaughlin,
President

cc: G. Eric Hanson, P. Eng.
cc: J. H. Switzer, Q. C.

UB-2-dd

DATE: April 3, 1978
FILE: T-74094 (Phase 1)

CONSOLIDATED REPORT OF THE TECHNICAL REQUIREMENTS FOR THE
DEVELOPMENT OF LANDS UNDER APPLICATION BY S. B. McLAUGHLIN
ASSOCIATES LIMITED AND FOCAL PROPERTIES LIMITED

LOCATION North of Burnhamthorpe Road,
East of Hurontario Street

SECTION A - PLANNING

1. The plan to which this report refers is the plan dated October 14, 1977, revised on February 20, 1978 and further revised in red as shown on the attached draft plan indicating the owners to be S. B. McLaughlin Ltd. & Focal Properties Ltd. Ownership of the lands by other than the above-noted at the time the City, Region and owners entered into development agreements will require substantial revisions to the requirements of this report.
2. Development of the subject lands shall be in accordance with the terms of the new Development Agreement presently being negotiated between the City of Mississauga and S. B. McLaughlin Associates Limited. In this regard, the City shall have approved the terms of the new Development Agreement including any financial aspects therein prior to registration of the plan (Phase 1 lands).
3. Before any part of the plan is registered, Schedule 'A' of the Development Agreement mentioned in 2 above shall be revised to show the up-to-date position with respect to land ownership.
4. The zoning for the development of these lands shall have been approved by the Ontario Municipal Board prior to the registration of the plan.
5. The proposed streets shall be named to the satisfaction of the City of Mississauga and the Regional Municipality of Peel. In this regard prior to any submission to the City Engineering Department and as soon as possible after draft plan approval has been received, a list of proposed street names shall be submitted to the City Engineering Department.
6. An agreement is required to the effect that any existing buildings on the plan will be removed at the applicant's expense unless such buildings will conform with the requirements of the Zoning By-law after registration of the plan.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

7. Development of the subject lands shall be staged to the satisfaction of the City.
8. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for the preservation of as many of the existing trees as possible. In this regard, the developer will be required to prepare a comprehensive arborist's report indicating the existing trees on the site, those to be retained and the methodology proposed for their retention, including areas affected by above and below-ground services, with special attention to preserving, as much as possible, recognizing the development proposed on the draft plan, the existing woodlot north of Rathburn Road.
9. Approvals of site development and landscaping plans by the City will be prerequisites to the issuance of building permits for Blocks A, B, C, D, E, Q, R, S and T which are to be developed for multiple-family purposes. In this regard, population yield will be one of the criteria used in evaluating site development plans for these blocks.
10. Prior to the issuance of building permits for Blocks F and V, integrated site development plans and landscaping plans for these blocks and the adjacent lands to the west presently designated for townhouse and apartment purposes respectively shall have been approved by the City.
11. Approvals of site development plans and landscaping plans by the City will be prerequisites to the issuance of building permits for Blocks N, P1 and P2 which are to be developed for a senior public school, a junior public school and parks respectively.
12. Prior to registration of the plan, a detailed analysis of noise associated with proposed Highway 403, and major roads and recommendations regarding noise abatement features designed to protect the development shall be submitted by an acoustical consultant for approval by the City in consultation with the Ministry of the Environment. These recommendations shall be included in the Subdivision Agreement in an appropriate fashion.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

13. Blocks F and V shall only be developed in conjunction with adjacent lands.
14. Prior to registration of the plan, an agreement is required to the effect that all semi-detached dwellings shall be constructed with attached garages.
15. Blocks O and U, which are designated for greenbelt purposes, shall be deeded gratuitously to the City.
16. Prior to registration of the plan, conceptual and detailed landscape plans for all dedicated parkland, open spaces, greenbelt, walkways, and bicycle paths including comprehensive streetscape plans shall be submitted to and approved by the City. Further, the developer shall be responsible for the costs of these works (i.e. grading, sodding for parkland, pathway installation, planting, bridges, lighting of walkways, etc.) in accordance with plans approved by the City. See also Item 25 below.
17. Fencing and planting shall be provided to the satisfaction of the City along the rear boundaries of Lots 61 to 81 inclusive which back onto proposed Highway 403 and along the boundary of Lots 51, 52, 53, 92, 93, 102, 133 to 138 inclusive, 150, 151, 152 which abut Rathburn Road and along the rear boundaries of Blocks B, C and D which back onto the Core-related lands. See also Items 9, 10, 12 and 16 above.
18. Development of the subject lands shall be staged in accordance with the availability of satisfactory school accommodation.
19. Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City and the Peel Board of Education with respect to the future acquisition of Block N designated for a senior public school and a junior public school.
20. Prior to registration of the plan, the City and the Peel Board of Education shall determine whether temporary and/or permanent sidewalks and/or walkways are required to provide pedestrian linkages to the school facilities. In this regard, the appropriate clauses shall be included in the Subdivision Agreement.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

21. All proposed flood control and conservation works shall be designed and carried out to the satisfaction of the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources. In this regard,
 - (a) no fill of any kind shall be placed or removed, whether originating on the site or elsewhere, or any vegetation disturbed, except as required for municipal works on Blocks O and U (greenbelt lands) without the written consent of the Credit Valley Conservation Authority;
 - (b) no building or structure shall be erected within 7 m (25 feet) of the boundary of Blocks O and U;
 - (c) a snow fence or other suitable barrier shall be erected 4.6 m (15 feet) from the boundary of Blocks O and U in order to prevent the unauthorized dumping of fill or destruction of vegetation on this Block. This barrier shall remain in place and in good repair until all grading, construction and resodding is completed;
 - (d) The grading plans for Blocks A, N and P and Lots 1-6 inclusive shall be submitted to and approved by the City and the Credit Valley Conservation Authority. With regard to: (a) surficial runoff which should not be concentrated and directed over the top-of-bank; and (b) fill and construction materials should also not be stockpiled along the top-of-bank.
22. The final plan shall show a surveyed top-of-bank line to the satisfaction of the City and the Credit Valley Conservation Authority to be the westerly limit of Blocks O and U (greenbelt lands) the approximate location of which is shown in red on the attached draft plan. The approved top-of-bank will conform to the recommendations of the geotechnical report noted in Item 23 below. In this regard, revisions to the plan may be required to accommodate the approved top-of-bank line.
23. Prior to the registration of the plan a geotechnical report to evaluate slope stability and to establish the stabilized embankment line along the east tributary of the Cooksville Creek shall be submitted to and approved by the City, the Credit Valley Conservation Authority and the Ministry of Natural Resources. In this regard, any necessary remedial measures shall be undertaken at the developer's expense.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

24. Prior to registration of the plan, the final southerly limit of the Parkway Belt West shall be determined to the satisfaction of the appropriate authority. In this regard the future disposition of Block G shall have been determined to the satisfaction of the City and the appropriate Provincial agency.
25. Prior to registration of the plan, financial contributions will be required in connection with the costs associated with the development of the City Core and the Core-Related lands, for example pedestrian grade separations across Hurontario Street. In this regard, the extent of these contributions will be determined during the detailed processing of the applicable development agreements.
26. Prior to registration of the plan, the final alignment of Rathburn Road from the easterly boundary of the plan to Highway 10 shall be determined to the satisfaction of the City. See also Section C - Engineering, Item 12.
27. Parkland is required on the basis of 1.0 ha (2.5 acres) per 1000 persons. In this regard, for the low density area, this is to be satisfied through the dedication of land; for the Core-Related lands this is to be satisfied through the dedication of 0.2 ha (0.5 acres) per 1000 persons with the balance to be cash-in-lieu of land. Further, the parkland dedication for Block V (Core-Related lands) is to be partially satisfied through the dedication of Block L on the adjacent plan of subdivision under File T-74153 Liverton Investments Limited.

SECTION B - FINANCIAL

1. (a) Financial contributions are required in connection with the supply of hydro facilities. These contributions vary with different types of development and the hydro service to be provided, and will be determined by negotiation between the developer and Hydro Mississauga, prior to registration of the subdivision plan.
- (b) To meet the requirement of Section 33 (5) (a) of The Planning Act, it is recommended that Blocks P1 and P2, representing 2.5 acres per 1000 population, be accepted for the low density area. Further, in partial satisfaction of the park requirement for Block V, Core-related lands, it is proposed to accept Block L on the adjacent plan of subdivision under File T-74153 Liverton Investments Limited. See also Section A - Planning, Item 27.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

- (c) (i) A fee for engineering and inspection services provided by the City Engineering Department to be in accordance with current City policy and to be determined as a percentage of the total estimated value of services to be assumed by the City.
- (ii) A fee for engineering services provided by the Regional Municipality of Peel Department of Public Works for services to be assumed by the Regional Municipality. The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the amount and payment procedure with respect to this fee.
- (d) A fee of \$45.00 per dwelling unit for the services of the City Planning Department.
- (e) Payment of all outstanding assessments which have been levied against the property.
- (f) Financial contributions will be required in connection with the development of the City Core. See also Section A - Planning, Item 25.

2. Insurance

The owner, while under agreement to provide services within this plan, must provide a comprehensive insurance policy naming the City as co-insured, for liability and property damage in the amount of \$1,000,000.00. This policy must cover blasting operations and be paid up for one year.

3. Financial Guarantee

In order to guarantee the financial stability of the owner to provide the requisite services, cash, negotiable securities or a 100% Performance Bond equal to the estimated cost of services, must be furnished prior to the execution of the Agreement. A 5% cash deposit shall also be required over and above that of the Bond to a maximum of \$10,000.00.

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DATE: April 3, 1978
- 7 - FILE: T-74094 (Phase 1)

SECTION C - ENGINEERING

1. Maintenance Guarantee

All underground services shall be guaranteed for a minimum period of one year after preliminary approval of all underground services has been given by the City, but they shall not be released from the maintenance period until at least the base course of asphalt has been constructed on all roads within the subdivision.

All above-ground services shall be guaranteed for a period of three years after preliminary approval of the above-ground services has been given by the City.

2. Standards

All underground and above-ground services shall be designed and constructed in accordance with the current specifications, standard drawings and design criteria of the City of Mississauga.

3. Water

The plan has been considered by the Regional Municipality of Peel Department of Public Works and approved subject to the usual agreements.

Watermains and appurtenances shall be constructed on all streets within this proposed plan of subdivision. A separate water service connection shall be provided to the street line for each lot or building block.

The applicant should contact the Regional Municipality of Peel Department of Public Works to determine the precise extent of their requirements.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

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4. Sanitary Sewers

Sanitary sewers with connections to each lot and building block are required in accordance with the current Regional Municipality of Peel Department of Public Works standards and requirements.

Where required by the Commissioner of Public Works, sanitary sewers shall be designed in such a manner and be of adequate size and depth to service adjacent lands.

The sanitary sewer outlets for the subject lands are the existing sub-trunks located in the valley lands of the main branch and the eastern tributary of the Cooksville Creek. The extension of the trunk sewer in the main branch of the Cooksville Creek shall be via Robert Speck Boulevard.

5. Storm Drainage

Storm sewers with connections to each lot and building block shall be constructed in accordance with the current City subdivision requirements.

All storm sewers shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner of Engineering, Works and Building.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Engineering, Works and Building and the Credit Valley Conservation Authority, and particularly so that the internal storm sewer systems are above the hydraulic grade line for a Hazel or regional storm contained within the main or easterly trenches of the Cooksville Creek.

Securities are required for the Cooksville Creek major watercourse improvement works associated with Phase 2 prior to registration of Phase 1 by S. B. McLaughlin. It is intended that the watercourse improvement works on the Cooksville Creek will be carried out by the City. In this regard upon completion by the City of the various portions of the construction of these watercourse works across the Phase 2 lands of S. B. McLaughlin, payment for same would be made to the City upon demand by S. B. McLaughlin. The developer will be offered the alternative of carrying out these improvement works on the section of the Cooksville Creek within Phase 2 lands himself.

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DATE: April 3, 1978.
FILE: T-74094 (Phase 1)

6. Site Drainage

The developer will be responsible for the proper drainage of all lands within the plan and all lands abutting the plan. An area grading plan must be prepared by the developer's Engineer in accordance with the City standards and form part of the Subdivision Agreement.

All drainage ditches or depressions shall be sodded.

Minimum grade changes should occur in areas where trees are to be retained. See also Section A - Planning, Item 8.

Any changes of grades on the lands designated for park or school purposes shall be only with the written approval of the applicable authority.

7. Roads

- (a) All roads shall have asphalt pavement complete with concrete curbs and gutters designed and constructed by the developer in accordance with the latest City standards and requirements (including Rathburn Road..)
- (b) The following is a summary of the various classification of the future roads within and in the vicinity of the site:

Name	Classification	No. of Lanes	R.O.W. Width
Hurontario St.	Urban Divided Arterial	6	45 m (150 feet)
Burnhamthorpe Rd.	Urban Divided Arterial	6	36 m (120 feet) +12.2 m (40 feet)
Burnhamthorpe Rd.	Core-Related: 150 m east of Hurontario St.	6	60 m (200 feet)
Robert Speck Blvd.	Urban Undivided Collector	4	25 m (86 feet)
Rathburn Road	Urban Divided Collector	4	30 m (100 feet)
Rathburn Road	Core-Related: Hurontario to Street A	6	40 m (130 feet)
Woodington Dr.	Urban Undivided Collector	2	20 m & 21 m (66 ft. & 70 ft.)
Meadows Blvd.	Urban Undivided Collector	2 & 4	20 m & 25 m (66 feet & 86 feet)
Remaining Streets	Local Residential	2	17 m & 20 m (56 ft. & 66 ft.)

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

- (c) The sections of Woodington Drive bordering on the junior public school site are to provide 9.75 m (32 feet) road surfaces with a 21 m (70 feet) right-of-way along its frontage.
- (d) The connecting roads shall be such that they align precisely with their continuations beyond the subject lands.
- (e) Meadows Boulevard is to taper from a right-of-way width of 20 m (66 feet) at Woodington Drive to a right-of-way width of 25 m (86 feet) at the easterly limit of the plan.
- (f) Accesses to corner lots for singles and semi-detached units should be from the lower classification roads as far removed as possible from the intersection.
- (g) Access to the various lots and blocks within the plan shall be from the internal roads with no access to Burnhamthorpe Road or Rathburn Road.
- (h) The developer will be required to acquire and dedicate sufficient land external to the plan to allow for the completion of Chalfield Lane in terms of right-of-way, road construction and appurtenances.
- (i) All builder's roads external or internal to the plan will be required to be on temporary easements transferred to the City with appropriate clauses included into the Subdivision Agreement to ensure their proper maintenance by the developer.
- (j) Prior to registration of the plan, arrangements shall have been made to the satisfaction of the City for any relocation of utilities required by the development of the subject lands to be undertaken at the developer's expense.
- (k) The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern including intersection alignments may be required.
- (l) Prior to registration of the plan satisfactory arrangements shall have been made to ensure the clean-up of all materials tracked onto existing roads by vehicles used in conjunction with building operations on the subject lands.

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

- (m) Securities are required for approximately 396 m (1300 feet) of Rathburn Road from Woodington Drive westerly to the approach for the Hurontario/Rathburn Road grade separation.

8. Sidewalks

Standard 1.5 m (5 feet) wide concrete sidewalks will be required along both sides of all internal roads with a right-of-way width of 20 m (66 feet) or greater to be constructed in accordance with the City's latest standards and requirements. Further, the requirements for sidewalks along roads having a right-of-way width of 17 m (56 feet) shall be in accordance with Council's recommendation of March 14, 1977. Further, temporary sidewalks and/or permanent sidewalks and/or walkways may be required pursuant to Section A - Planning, Item 20. Special provision is to be made for the construction of a non-standard sidewalk along Bishopstoke Lane to the satisfaction of the City. See also Section A - Planning, Item 16 and Section C - Engineering, Item 12.

9. Walkways

- (a) A continuous park walkway system with lighting where required shall be constructed in accordance with the requirements and specifications of the City. See also Section A - Planning, Item 16.
- (b) An approximate 7 m (25 feet) wide walkway with fencing and lighting is required between Bishopstoke Lane and Robert Speck Boulevard, across from Dursley Crescent. See also Section A - Planning, Item 16.

10. Signs

All street and traffic signs required within this proposed plan of subdivision shall be supplied and erected by the applicant.

11. Landscaping

All portions of road allowances not covered by roads or sidewalks shall be fully sodded with No. 1 nursery sod and shall be considered as part of the construction costs.

4B-2-00

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DATE: April 3, 1978
FILE: T-74094 (Phase 1)

Blocks F and V and all other blocks for which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Engineering, Works and Building.

Future parkland, Blocks P1 and P2 and Block L on File T-74153 shall be graded, levelled with top soil and sodded. Specifications for this work are to be prepared by the Engineering Department and the Parks Department and included in the Engineering Agreement. See also Section A - Planning, Items 16 and 27.

The school sites shall be rough graded to elevations satisfactory to the appropriate School Boards. See also Section A - Planning, Item 11 and Section C - Engineering, Item 6.

Trees to be planted at the developer's expense, on all road allowances to the satisfaction of the City. See also Section A - Planning, Item 16.

12. Land Dedications

Sufficient rights-of-way for all roads within the plan in accordance with the widths specified under Section C - Engineering, Item 7, shall be dedicated to the City and/or appropriate authority.

The widenings required at intersections for vehicular channelization and at locations specified for bus bays are to be to the latest City standards and requirements. In this regard additional rights-of-way may be required.

Satisfactory arrangements are to be made prior to the registration of the Phase 1 lands for the transfer of deeds for the right-of-way of Rathburn Road through the Phase 2 lands upon demand by the City.

Blocks K and J shall be deeded gratuitously to the City for future transportation purposes.

7 m (25 feet) sight triangles at the following intersections shall be dedicated to the City:

- (i) Woodington Drive and Rathburn Road (westerly intersection);
- (ii) Meadows Boulevard and Robert Speck Boulevard.

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DATE: April 3, 1978

FILE: T-74094 (Phase 1)

An additional 3 m (10 feet) right-of-way is required on that portion of Bishopstoke Lane required for the major pedestrian link to the City Centre. Similarly, additional right-of-way may be required to incorporate the secondary pedestrian link along the north-south section of Bishopstoke Lane, which will be determined during the detailed engineering process.

15 m (50 feet) sight triangles at the intersection of Robert Speck Boulevard and Burnhamthorpe Road shall be dedicated to the City.

13. Easements

Any external easements required to service the property must be obtained by the applicant prior to registration and deeded gratuitously to the City or Regional Municipality of Peel.

All easements within the plan which are required for proper servicing of the land, shall be deeded gratuitously to the City or Regional Municipality of Peel.

14. Hydro

The requirements of Hydro Mississauga with respect to easements shall be met prior to the registration of the plan.

The applicant should contact Hydro Mississauga to determine the precise extent of their requirements. See also Section B - Financial, Item 1(a).

15. One-foot Reserves

0.3 m (1-foot reserves, which shall be deeded gratuitously to the City, are required as shown on the attached draft plan.

UB-2-89

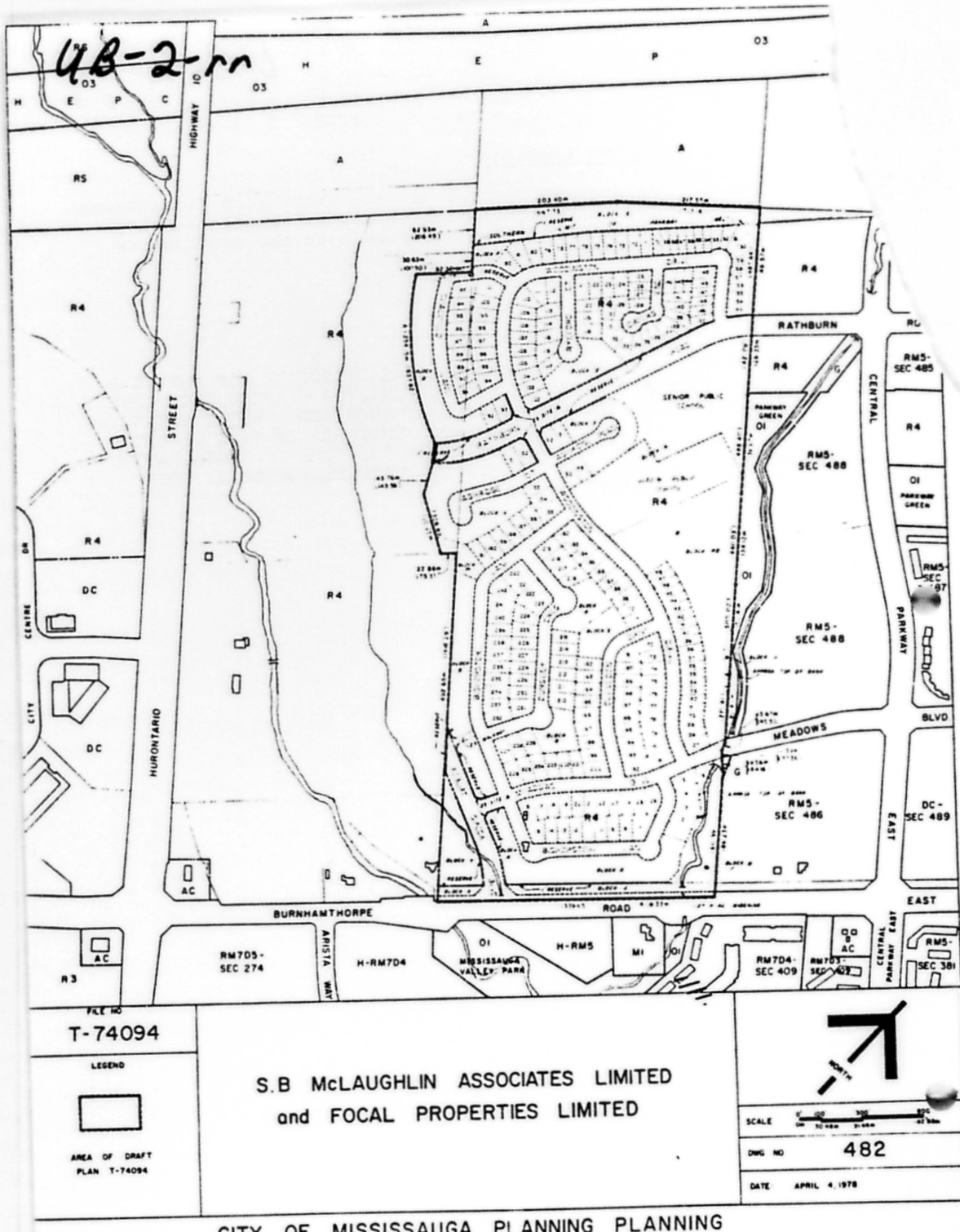
- 14 -

DATE: April 3, 1978
FILE: T-74094 (Phase 1)

16. Street Lighting

Arrangements shall be made with Hydro Mississauga for the installation of all necessary lighting facilities to be undertaken at the developer's expense.

THE REQUIREMENTS OF THIS REPORT WILL BE EFFECTIVE FOR ONE YEAR SUBSEQUENT TO DRAFT APPROVAL BY THE MINISTER. AFTER THIS DATE A REVISED CONSOLIDATED REPORT WILL BE REQUIRED. NOTWITHSTANDING THE SERVICING AND LEVY REQUIREMENTS MENTIONED IN THIS REPORT, THE STANDARDS AND LEVIES IN EFFECT AT THE TIME OF REGISTRATION OF THE PLAN WILL APPLY. THE METRIC UNITS MENTIONED IN THIS REPORT ARE APPROXIMATIONS ONLY.



UB-2-ss

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

TO H. M. McCallion, Chairman, and members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Rezoning Application -
Proposed Residential Development
West Meadows Community
East side of Highway 10,
North of Burnhamthorpe Road East
R4 to R4, R3-Special Section, RML, RM5-Special
Section, RM7D5-Special Section, 01 and G
S. B. McLaughlin Associates Limited and
Focal Properties Limited

ORIGIN Request received on October 20, 1977 from S. B.
McLaughlin Associates Limited and Focal Properties
Limited, registered owners of the lands.

COMMENTS (i) The Application

The proposal is to amend the Zoning By-law from
R4 to R4, R3-Special Section, RML, RM5-Special
Section, RM7D5-Special Section, 01 and G to
permit development in conjunction with a proposed
plan of subdivision under File T-74094.

The subject site is within the West Meadows
Community and is located south of the Parkway
Belt West, east of Highway 10, north of Burnhamthorpe
Road East, as shown on the attached map. The
subject site is undeveloped except for one detached
dwelling fronting onto Burnhamthorpe Road East.

Lands to the north of this application are
undeveloped and form part of the Parkway Belt
West, while lands to the east of this application
are presently undeveloped and are subject to
proposed plans of subdivision by Central Parkway
Developments Limited to permit on-street townhouses
and rezoning applications by S. B. McLaughlin
Associates Limited to permit low density
residential development on either side of
Rathburn Road.

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ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

Lands to the south across Burnhamthorpe Road East are undeveloped except for a detached dwelling fronting onto Burnhamthorpe Road East, which is presently used as an office. The lands immediately west of the detached dwelling are subject to a rezoning application by S. B. McLaughlin Associates Limited to permit an office building.

Lands to the west of this application are undeveloped except for two detached dwellings fronting onto Burnhamthorpe Road East, a service station at the north-east corner of Burnhamthorpe Road East and Highway 10, and two detached houses and a barn, a hall for the Jehovah's Witnesses and a concrete product manufacturing plant fronting onto Highway 10. These lands are subject to development applications by Torquay Investments, Vondale Management, Liverton Investments and S. B. McLaughlin Associates Limited to permit office and apartment development in accordance with the West Meadows Secondary Plan.

Details are as follows:

Site Area:	46.6 ha (115.2 acres)
Frontage:	Approximately 408 m (1348 feet) on Burnhamthorpe Road East
Official Plan Designation:	Residential-Detached and Semi-Detached, Residential-Multiple, Residential-Apartments, Park and Open Space and Greenbelt. Provision has also been made for a Junior Public School and a Senior Public School.
Existing Zoning:	R4
Proposed Zoning:	R4, R3-special Section, RM1, RM5-Special Section, RM7D5-Special Section, O1 and G

UB-2-uu

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ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

(ii) History

The subject site is located within the West Meadows Community, an area for which a comprehensive planning study was presented to the public in March 1978. The resultant land use proposals were incorporated into the Official Plan by proposed Amendment 287.

Within the context of the Amendment, the subject site is designated Residential-Detached and Semi-Detached, Residential-Multiple, Residential-Apartments, Park and Open Space and Greenbelt.

Provision is also made for a Junior Public School and a Senior Public School.

The portion of the site designated Residential-Apartments also conforms to the recommendations of the City Centre Secondary Plan.

(iii) Discussion

This application is one of several applications which in total cover the majority of the undeveloped lands in the West Meadows Community and it is in the context of an overall plan for road layout, zoning pattern, schools and parkland for the community that each application will be dealt with in preparing individual planning reports.

The proposal inherent in this application is to amend the Zoning By-law from R4 to R4, R3-Special Section, R1, RM5-Special Section, RM7D5-Special Section, O1 and G to permit the development of detached dwellings, semi-detached dwellings, on-street townhouses and apartments in accordance with draft plan of subdivision T-74094. If approved, the proposal would permit approximately 66 detached dwellings, 352 semi-detached dwellings and 268 on-street townhouses, accommodating about 2525 persons.

The proposal also includes two blocks which when developed with adjacent lands would produce a further 5 on-street townhouses and 175 apartment units.

UB-2-vv

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ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

It is important to note that the estimates of future population from the on-street townhouses and apartments set out in this report are the result of multiplying the fixed number of units per hectare proposed by the applicant by the average number of persons per unit, and the size of unit standards used by the City. In this regard, the population characteristics for condominium townhouse units are used for the on-street townhouses, as no figure is available at this time for calculating estimated population for on-street townhouse units. However, to realize the full potential of the proposed zoning on the basis of the applicant's unit count, there could be an increase in the floor area of the proposed on-street townhouses and apartments, which could be utilized as additional bedrooms and which, if close adherence to the current standards inherent in the City Population and Housing Study 1977 and for apartments, the City Centre Secondary Plan, are not observed, could result in exceeding the target population for the West Meadows Community. To maintain adequate control to stay within this target population, and to ensure the objectives of the West Meadows Secondary Plan are realized, it is necessary therefore for population yield related to bedroom counts to be one of the criteria used in evaluating future site development plans involving the on-street townhouses and apartments.

Under the requested RM7D5-Special Section zoning, the applicant proposes to erect apartments to a maximum of two hundred and fifty units per hectare (one hundred units per acre) and a maximum site coverage of 60%. The apartments proposed will primarily cater to single adults and will contribute to creating a substantial resident population within a convenient walk in distance of the major facilities in the City Core. In this regard, however, the size and configuration of the proposed apartment block will require that it be reserved for development in conjunction with adjacent lands.

Under the requested RM5-Special Section zoning, the applicant proposes to erect on-street townhouses including some detached and semi-detached dwellings on 10 blocks of land in specific locations throughout the plan.

UB-2-ww

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ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

An R3-special Section zoning has been requested to permit detached dwelling lots on a lesser frontage and area than conventionally developed areas.

For the lots which back onto Rathburn Road, the applicant is proposing a lesser depth than the standard City requirement of 45 m (150 feet) for lots adjacent to major roads. In this regard, the applicant is proposing a road pattern and lotting arrangement as well as special fencing and screen planting treatment for these lots in order to minimize the impact of Rathburn Road on the adjacent dwellings. This proposal has been reviewed by City Staff and is acceptable on an experimental basis only and does not constitute a precedent for reduced lot depths backing onto major roads.

In accordance with proposed West Meadows Secondary Plan, parkland dedication is required on the basis of 1 hectare (2.5 acres) per 1000 persons for detached, semi-detached and on-street townhouse development. In this regard, the applicant is required to provide 2.55 hectares (6.3 acres) of parkland. On the applicant's lands 2.5 hectares (6.2 acres) of parkland are shown, a portion of which forms the basis for the school/park campus south of Rathburn Road.

For the Core-Related lands (apartment block), parkland is also required on the basis of 1 hectare (2.5 acres) per 1000 persons, of which 0.2 hectares (0.5 acres) per 1000 persons will be provided through the dedication of lands with the balance being cash-in-lieu of land. In this regard, the parkland requirement for the apartment block will be partially satisfied through the dedication of lands on the adjacent plan of subdivision under File T-74153 Liverton Investments Limited.

The size and configuration of the proposed parkland dedication of this application has been approved by the City Recreation and Parks Department. Additional open space of approximately 0.66 hectares (1.62 acres) will be provided through the dedication of the valley lands along the eastern tributary of the Cooksville Creek.

WB-2-xx

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ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

With regard to school accommodation, the applicant has proposed a junior public school and a senior public school located adjacent to the park, creating a school/park campus on these lands of approximately 7.0 hectares (17.5 acres). Both school authorities have indicated their approval of the proposal.

In conjunction with the proposed development, there are certain engineering and conservation matters with respect to road widenings, site access, site grading, lands for future transportation purposes, servicing, tree conservation and planting, dedication of lands for greenbelt purposes, landscaping, noise abatement, pedestrian linkages, etc., that will be dealt with during the processing of the plan of subdivision.

As with other development proposals of this type, it is important that site development, elevation and landscaping plan approvals be obtained prior to the issuance of building permits for the on-street townhouse and apartment developments. In this regard, the apartment developments will also be subject to the detailed design controls as set out in the proposed City Centre Secondary Plan. Provision will also be made for attached garages for all semi-detached dwellings. In addition there will be certain financial requirements including the payment of development levies, as well as special financial requirements related to development within the Core Area, which will require the applicant to enter into a financial agreement with the City.

CONCLUSION

It is concluded that the proposed amendments to the Zoning By-law are acceptable from a planning standpoint and should be approved subject to a plan of subdivision, site development, elevation and landscaping approvals for the on-street townhouses and apartments, provision of attached garages for all semi-detached dwellings, and the applicant agreeing to satisfy the financial and other requirements of the City and any other official agency concerned with the development of these lands. In addition, it is suggested that the applicants' proposal for lots of a reduced depth which will back onto Rathburn Road be approved on an experimental basis only and that this approval does not set out a precedent for reduced depths of lots backing onto major roads.

UB-2-yy

ITEM: 9
FILE: OZ/54/77
DATE: April 4, 1978

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RECOMMENDATION

That the Planning Staff report dated April 4, 1978, recommending approval of the rezoning application under File OZ/54/77 S. B. McLaughlin Associates Limited and Focal Properties Limited subject to certain conditions, be adopted.

THE ABOVE RECOMMENDATION IS MADE ON THE ASSUMPTION THAT ALL OF THE CITY'S FINANCIAL REQUIREMENTS WILL BE MET, INCLUDING THE PAYMENT OF DEVELOPMENT LEVIES. IF OTHERWISE, THEN THIS REPORT WILL HAVE TO BE RECONSIDERED.





City of Mississauga

MEMORANDUM

4B-3

To General Committee

From Jim Kaakee

Dept. _____

Dept. Public Affairs

6 February 1978

Subject: Revision and Additions to the City of Mississauga's Advertising Policy.

Origin: Public Affairs Department

Comments: Background Information

In February of 1975 City Council adopted a comprehensive advertising policy for all municipal departments.

The advertising policy reads as follows:

1. That advertisements required by statute, such as those covering road closures, capital projects, financial statements, etc., be placed in either the Mississauga Times or the Mississauga News on an alternating basis, keeping in mind that the dollars for these advertisements are to be distributed equitably between the two papers.
2. That advertisements considered to be of general interest to all residents in the City, e.g., hours of closing, civic holidays, public meetings, be placed in the Mississauga News and the Mississauga Times.
3. That an advertisement which is particularly applicable to a certain community in the City be placed in their local newspaper as well as one or two major newspapers (News - Times) depending on the nature of the advertisement.
4. Where promotion of a service or a programme is concerned advertisements should be placed in as many newspapers as the Department Head deems necessary.
5. Use of advertising vehicles to obtain full or part-time personnel, be left to the discretion of the Personnel Director.

...2

4B-3-a

- 2 -

Taking into consideration the state of the local 'scene' regarding the circulation figures, distribution areas and advertising rates of the local newspapers the policy, "as is", served the city well in 1975 and 1976. In the years 1976 and 1977 city departments spent \$144,000 and \$150,000 (estimate) respectively as per dollar figures charged against established advertising accounts.

To get a clear picture of just how much the city spends on advertising (so as to make this report valid) as opposed to what the city spends as per dollars charged to advertising accounts a detailed analysis of expenditures for 1976 and 1977 was undertaken.

When one eliminates charges against advertising accounts, true "advertising" dollar expenditures are substantially reduced eg. we must eliminate charges for brochures, postage fees, consultants, office rentals and some business cards.

We thus find that actual expenditures on purchased advertisements for each of the years 1976 and 1977 turns out to be approximately \$100,000.

Revisions/Additions to Policy

A comprehensive survey of local newspapers undertaken in late 1977 concerning advertising rates, circulation areas etc. indicates that a number of changes should take place, mainly concerning the use of advertising contracts and the actual placement of advertisements.

These changes are:

- A. That the City enter into a lineage contract with the Mississauga News and the Mississauga Times effective as soon as possible.

Reason

The City of Mississauga now purchases approximately 100,000 lines from the Times and 100,000 lines from the News per year. We presently pay 39¢ per line in the Times and 42¢ per line in the News. By signing a contract to get the 100,000 line rate we would pay 28¢ a line in the Times and 35¢ in the News.

...3

UB-3-6

- 3 -

- B. That whenever blanket coverage of the city with certain advertisements is required, that the Malton Mercury and the Review Newspapers be considered as advertising vehicles for the city.

Reason

The circulation of the Review newspapers has grown (33,000 circulation) to the point where it should be considered a more viable carrier of our ads.

The Malton Mercury now has acceptable advertising rates for the city as well as blanket coverage of the Malton area (9,000 copies distributed each week).

- C. That all city departments channel their advertisements through the Public Affairs Department for placement.

Reason

1. The present policy concerning the placement of advertisements on an alternating basis with certain newspapers is not always adhered to.
2. Public Affairs Department would ensure that distribution of advertising dollars as per item 1 of our policy, would be equitable.
3. Public Affairs, with the co-operation of the department involved, could organize advertisements in such a way as to reduce the lineage bill for such advertisements.
4. It would be easier and in many cases less confusing if there would be one contact person at City Hall for the advertising media to work with.

Recommendation: That the following changes/additions to the present advertising policy of the city be adopted.
(Parts 1,3,4 and 5 of our present advertising policy continue in force.)

UB-3-c

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- A. That item 2 of our present policy now read
"That advertisements considered to be of general interest to all residents in the city eg. hours of closing, civic holidays, public meetings be placed in the Mississauga News and the Mississauga Times as well as the Review Newspapers and the Malton Mercury at the discretion of the department head involved and the Public Affairs Department."
- B. That the city enter into a lineage contract (100,000 lines) with each of the Mississauga News and the Mississauga Times newspapers.
- C. That all city departments channel their advertisements through the Public Affairs Department for placement.

Yours truly,

Jim Kaakee
Director of Public Affairs

SB:jk

Notes:

- A. Where the city enters into lineage contracts it would so be noted in the contract that we are not held to the purchase of at least 100,000 lines.
- B. Recommendation C. simply means that once a department has decided to advertise, it draws up its ad, has a requisition typed up with details as to date of publication and in which newspapers etc. Instead of sending it straight to our Purchasing Department, the ad would come to Public Affairs. It would be checked for adherence to the policy and checked for the possibility of applying cost saving factors eg. using fewer space lines than requested. Public Affairs would then work with Purchasing to expedite the ad.



City of Mississauga
MEMORANDUM

UB-3

To City Council

From Stephen Bitten/Manager

Dept. _____

Dept. Information & Public Relations

April 10th, 1978

Re: Advertising Policy

When the cities proposed new advertising policy was considered on Wednesday, April 5th 1978, a number of questions were asked in relation to it.

Question

If the City does not purchase 100,000 lines of advertising in a given year, what position is the City in, in relation to the remaining unpurchased lines and the special line rates it received on advertising it purchased in the year?

Answer

The City is not obligated to purchase the remaining lines of the contract.

The newspapers would not back bill the City if it failed to reach the 100,000 line level (for which it was given the special advertising rate).

The newspapers would however in the following year suggest that the City commit themselves to a small lineage contract.

Question

What are the paid circulation figures for the Review Newspapers?

Answer

Review Papers

Total Circulation	33,000	Figures provided by
Paid Subscribers	8,000	Publishers Statement
Given Away	25,000	

(2)

(cont'd)

<u>Mississauga News</u>	67,000	The Mississauga News uses
Paid Subscribers	20,000	their own auditors.
Given Away	47,000	

<u>Mississauga Times</u>		
Total Circulation	55,000	Audited by the
Paid Subscribers	5,000	Toronto Star
Given Away	50,000	

Trusting the above information meets with your satisfaction.

Yours truly,



Stephen Bitten

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER TWELVE

NAME OF COMMITTEE:

GENERAL COMMITTEE OF COUNCIL

DATE OF MEETING:

MARCH 29, 1978, 9:15 A.M.

PLACE OF MEETING:

Council Chambers

MEMBERS PRESENT:

Councillor H. Kennedy (Chairman),
Councillors M.H. Spence, F. Bean, L.
Taylor, F. McKechnie (arrived at
10:10 a.m.), F. Hooper, T. Butt, F.
Leavers, H. McCallion, Mayor R.
Searle (arrived at 9:45 a.m.)

MEMBERS ABSENT:

NIL

STAFF PRESENT:

E.M. Halliday, W.P. Taylor, L. Love,
B. Clark, R. Edmunds, T. Julian and
L. Hunt

DELEGATIONS - 9:15 A.M.

1. Mr. T. Blanchard

File: 115-78
45-78

SEE ITEM #1

2. Mr. M. Hall

File: 22-78

SEE ITEM #11

MARCH 29, 1978

MATTERS FOR CONSIDERATION

1. Councillor Kennedy advised that Mr. T. Blanchard was in attendance at the meeting and has requested to address the Committee. In view of the fact that there were no other deputations to be heard, the Members agreed to hear Mr. Blanchard. Mr. Blanchard was before the Committee to express his concern to Council for its inaction on the burning of wastes by Tricil Limited in the Clarkson area and that any results to date on this matter was due only to the efforts of the residents in the area. Councillor McCallion pointed out that she and Councillor Spence had recently attended a meeting with the Minister of the Environment on this matter and the City's concerns were expressed to the Minister.. Councillor Spence outlined the steps which had been taken to date by the City on this matter and advised that the Environmental Appeal Board is conducting a hearing on this matter on Tuesday, April 4, 1978, in the City Council Chambers. Councillor Spence advised that the City's Legal Department have prepared briefs and a representative of the City would be in attendance at the Hearing. Councillor Spence recommended that the presentation by Mr. Blanchard be received. This motion was voted on and carried.

File: 115-78

See Recommendation #501 (M. H. Spence)

2. Report dated March 21, 1978, from the City Treasurer with respect to the Property Tax Reforms. Mr. Munden advised that the information provided by the Provincial Treasurer in his report indicates that as a result of property tax reform, property taxes will decrease, commercial/industrial business taxes will increase, and that there will be a substantial increase in grants-in-lieu of taxes on Municipal, Provincial and Federal properties. Also, a considerable decrease in Provincial grants is indicated, equal to the increase in Total Provincial Tax Contributions. The Provincial information received to date should only be used as an indication of the shifts in the incidence of taxation between each class of property as a result of the latest market value assessment proposals and should not be used as an accurate comparison of the actual dollar amount of taxes which would be levied under the two systems. The working group which is reviewing the alternative proposals made to the Provincial Treasurer are also deliberating on how to implement market value assessment and it is possible that they may recommend a uniform method of

MARCH 29, 1978

2. (continued...)

phasing in the new tax system over a period of up to five years to prevent abrupt tax changes. The City has previously forwarded its comments and concerns with respect to tax reform to the Blair Commission and it is not necessary to make further presentations to the working group appointed by the Provincial Treasurer. Mr. Munden recommended that his report dated March 21, 1978, with respect to Property Tax Reform be received.

File: 20-78 See Recommendation #492 (F. Leavers)

3. Report dated March 7, 1978, from the Property Agent with respect to the vacant land on the east side of Goreway Drive, South of Etude Drive, Part Lot 11, Conc. 8 EHS, Dalewood Investments Limited, File 0Z/65/73 and the purchase of these lands by the City. This report was considered by General Committee at its meeting on Wednesday, March 22, 1978, at which time it was referred back to the Property Agent for clarification and deferred to this meeting.

Mr. Julian advised that the report from the Property Agent was not available and requested that this matter be deferred to a future General Committee meeting until a meeting has been held between the City of Mississauga and the Region of Peel with respect to the purchase of these lands.

File: 37-78 See Recommendation #493 (F. Leavers)
0Z/65/73

4. Report dated March 10, 1978, from the City Solicitor with respect to the Region of Peel Landfill Site, 0Z/16/77. Mr. Clark advised that the Ontario Municipal Board heard this matter on October 25, 1977, and a decision was issued on November 15, 1977, directing the City to pass the Zoning By-law and adopt the Official Plan Amendment. Upon enactment by the City, these documents will be returned to the Board for issuance of the appropriate Orders of approval. Mr. Clark recommended that the Zoning By-law and By-law to adopt the Official Plan Amendment No. 278, be executed by the Mayor and Clerk.

File: 0Z/16/77 See Recommendation #494 (H. McCallion)

MARCH 29, 1978

5. Report 3-78 of the Transit Authority meeting held on March 17, 1978.

File: 185-78 See Recommendations #502 to 506
(F. Bean)

6. Report 3-78 of the Local Architectural Conservation Advisory Committee meeting held on March 20, 1978.

File: 178-78 See Recommendations #507 to 509
(M.H. Spence)

7. Report dated March 16, 1978, from the Commissioner of Planning in which he recommended that the proposed Condominium CDM-77-047, New Generation Homes, located on the north-east corner of Fieldgate Drive and Rathburn Road, be recommended for approval to the Ministry of Housing subject to the conditions outlined in the Planning Staff Report dated March 6, 1978.

File: CDM 77-047 See Recommendation #495 (H. McCallion)

8. Report dated March 16, 1978, from the Commissioner of Planning in which he recommended that the proposed condominium CDM 77-049, New Generation Homes, located on the north side of Bough Beeches Boulevard, east of the Ontario Hydro Lines, be recommended for approval to the Ministry of Housing subject to conditions outlined in the Planning Staff Report dated March 6, 1978.

File: CDM 77-049 See Recommendation #496 (F. Bean)

9. Report dated March 16, 1978, from the Commissioner of Planning in which he recommended that the proposed condominium CDM 77-044, New Generation Homes, located on the south side of Rathburn Road, West of H.E.P.C. Lines, be recommended for approval to the Ministry of Housing subject to conditions outlined in the Planning Staff Report dated March 7, 1978.

File: CDM 77-044 See Recommendation #497 (F. Bean)

MARCH 29, 1978

10. Report dated March 21, 1978, from the Commissioner of Engineering, Works and Building, regarding storm water control of the Mary Fix Creek. Mr. Taylor recommended:

- (a) That the report dated March 21, 1978, from the Engineering, Works and Building Department on Storm Water Control procedures be accepted as presented.
- (b) That conventional storm drainage system be adopted to handle storm runoff on the section of the Mary Fix Creek from proposed Highway 403 to the C.P.R.
- (c) That the storm drainage protection to accommodate the Regional Flood be adopted as the design criteria between the C.P.R. and the Queensway.
- (d) That south of the Queensway, for full protection, a diversion pipe be constructed from the Mary Fix Creek along the Queensway to Wolfedale Creek outlet. The \$700,000 set aside in the 1978 Capital Budget for the Mary Fix Creek be re-allocated to a diversion tunnel and additional funds be allocated in the 1979 Capital Budget, in the amount of \$2.3 Million to continue this project.
- (e) That the C.V.C.A. and the Ministry of Natural Resources be requested to indicate their degree of participation in the cost of the diversion of the Mary Fix Creek along the Queensway as soon as possible in order to permit construction to commence in 1979.
- (f) That partial protection not be implemented as an alternative for the Mary Fix Creek.

Councillor Taylor recommended that this item be amended by providing that the design of the conventional storm drainage works be presented to Council for approval. This motion was voted on and carried.

File: 22-78

See Recommendation #498 (L. Taylor)

11. Report dated March 22, 1978, from the Commissioner of Engineering, Works and Building regarding the retention of consulting engineers for Highway 427. Mr. Taylor advised that they have investigated consultants for this project and that the consulting firm of M.M. Dillon has agreed to review the location of Highway 427 and the access road adjacent thereto and report on same to Council. Mr. Taylor recommended:

MARCH 29, 1978

10. (continued...)

- (a) That the firm of M.M. Dillon be retained to review the proposed location of Highway 427 north of Rexdale Road along with an access road adjacent thereto, and such other conditions which may be added from time to time.
- (b) That the Mayor and Clerk be authorized to execute an agreement with M.M. Dillon, which will be on a per diem basis, in accordance with the A.P.E.O. schedule.

Mr. Taylor advised that M.M. Dillon would be investigating and reporting to Council on the practicality of moving Highway 427 easterly. Mr. Taylor also advised that Mr. Murphy Hall, who owns land to the east in the Borough of Etobicoke, was in attendance at the meeting and would like to address the Committee. Mr. Hall advised that if the alignment of the 427 was moved easterly, his land would be greatly affected. A study had recently been completed by Marshall Macklin Monaghan, on his behalf, who confirmed that with the proper noise abatement measures and landscaping, the construction of the 427 as presently proposed would have no adverse affects on the community. Mr. Hall requested that Council instruct M.M. Dillon to look at the other alternatives when preparing their report on moving the 427 easterly 200' or 300'. Mayor Searle advised Mr. Hall that the study was being undertaken by the City of Mississauga and Mr. Hall should address the Borough of Etobicoke with respect to his concerns on this matter.

File: 22-78 See Recommendation #499 (H. McCallion)

On verbal motion the meeting recessed at 10:20 a.m. The meeting reconvened at 3:45 p.m.

- 12. Report dated March 21, 1978, from the Commissioner of Engineering, Works and Building, with respect to the final draft of the proposed Fence By-law which was recently approved by the Special Fence Committee. Also attached is a By-law to amend By-law No. 1227, as amended, being the Zoning By-law of the former Corporation of the Town of Port Credit, now the City of Mississauga. Mr. Taylor recommended that the Draft Fence By-law and the By-law to amend By-law No. 1227, as amended, which have been approved by the Legal Department as to format, and by the Fence Committee as to content, be forwarded to Council for consideration and enactment.

MARCH 29, 1978

Councillor Leavers requested that this By-law be referred to the next General Committee Agenda in order that the Fence Committee may meet and prepare a further report on this matter.

File: 191-78

13. Report dated March 17, 1978, from the Commissioner of Engineering, Works and Building regarding a request for parking prohibition on Cook Street. Mr. Taylor advised that students from T.L. Kennedy Secondary School park their vehicles on the east side of Cook Street between the north limit of this roadway and Agnes Street which causes inconvenience to the residents on this portion of Cook Street. Mr. Taylor recommended:

- (a) That NO PARKING ANYTIME be implemented on the east side of Cook Street between the north limit and Dundas Street West.
- (b) That NO PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY be implemented on the west side of Cook Street between the north limit of Agnes Street.
- (c) That ONE HOUR PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY be implemented on the west side of Cook Street between Dundas Street and Agnes Street.
- (d) That NO PARKING ANYTIME signs be installed on the north side of Agnes Street between Cook Street and Hurontario Street.
- (e) That ONE HOUR PARKING 8:00 a.m. to 5:00 p.m. MONDAY to FRIDAY signs be erected on the south side of Agnes Street between Novar Road and Hurontario Street.
- (f) That NO PARKING ANYTIME be implemented on the east side of Novar Road.
- (g) That the draft by-law to amend Traffic By-law #234-75, as amended, be approved.

FILE: 86-78

See Recommendation #500 (T. Butt)

ADJOURNMENT:

3:50 P.M.

RECOMMENDATIONS:

As Per Report 12-78

CITY OF MISSISSAUGA

M I N U T E S

MEETING NUMBER THIRTEEN

NAME OF COMMITTEE:	GENERAL COMMITTEE OF COUNCIL
DATE OF MEETING:	APRIL 5, 1978, 9:15 A.M.
PLACE OF MEETING:	Council Chambers
MEMBERS PRESENT:	Councillor M.H. Spence (Chairperson), Councillors H. Kennedy (arrived at 9:45 a.m.), F. Bean, L. Taylor, F. McKechnie, F. Hooper, T. Butt, F. Leavers, H. McCallion (left at 12:00 noon - returned at 2:30 p.m.), Mayor R. Searle (arrived at 9:30 a.m.)
MEMBERS ABSENT:	NIL
STAFF PRESENT:	E.M. Halliday, W.P. Taylor, B. Clark, R.G.B. Edmunds, L. Love, T.L. Julian, L. Hunt, J. LeFeuvre

DELEGATIONS - 9:15 A.M.

- A. Mr. G.J. Gaglione
File: 25-78
189-78
SEE ITEM #1
- B. Mr. C. B. MacFarlane, Solicitor, on behalf of
Mrs. Frances Barnett.
File: 140-78
SEE ITEM #2
- C. Mr. G. Batcules, President of Dومتrec Ltd.
File: 21-78
SEE ITEM #3

April 5, 1978

D. Mr. R. Mortensen, Chairman, Committee of Adjustment

File: A 101/78

SEE ITEM #4

E. Mr. K. Dear, on behalf of the Meadowvale West Ratepayers Assoc.

File: A 101/78

SEE ITEM #4

MATTERS CONSIDERED:

1. Resolution No. 117 passed by Council at its meeting on Tuesday, March 28, 1978, as follows:

"WHEREAS G.J. Gaglione has made application for site plan approval in order to complete an application for a building permit in respect of Part of Lot 2, Concession 7, E.H.S. on the north side of Derry Road East;

AND WHEREAS there are numerous site constraints including among others, grading, floodplain, and parking, which must be assessed and applied to the site prior to the issue of a building permit and development of these lands;

NOW THEREFORE BE IT RESOLVED that the site plan application referred to above, be brought forward to General Committee on Wednesday, April 5, 1978, so that it may be considered by General Committee in the light of the site constraints mentioned above, and in the light of new flood lines and other relevant matters recently coming to the attention of Council."

Mr. G. Gaglione appeared before the Committee and submitted a letter dated March 31, 1978, outlining the history of this application. Mr. Gaglione advised that unless a building permit is issued immediately, the City of Mississauga will be held responsible for any and all loss arising from the refusal to grant a building permit.

April 5, 1978

1. (continued...)

Mr. J. Maletich, Development Coordinator of the Metro Toronto Region Conservation Authority also appeared before the Committee on this matter. Mr. Maletich advised that a study has been conducted on the Etobicoke and Mimico Creeks and the flood plain mapping is presently being completed. Mr. Maletich pointed out that the M.T.R.C.A. had given approval to the application by Mr. Gaglione in December 1976, which approval cannot be appealed except at the request of the applicant, if changes are made to the site plan by the applicant or the applicant does not comply with the conditions of the original permit. Mr. Maletich advised that neither conditions for reopening the matter has occurred.

Councillor McKechnie advised that the Recreation and Parks Department is presently preparing a report on the fencing and landscaping required on this application and requested the Engineering Department to investigate the effect this development will have on the 66" storm sewer outlet which services this site. Councillor McKechnie recommended that the site plan application proceed at this time.

File: 25-78
189-78

See Recommendation #510 (F. McKechnie)

2. Letter dated March 16, 1978, from Mr. C.B. MacFarlane, of Blake, Cassels & Graydon, on behalf of Mrs. Frances Barnett. Mr. MacFarlane appeared before General Committee at its meeting on Wednesday, March 1, 1978, and requested Council to make a decision on the purchase of the lands located on the west side of Clarkson Road North, known as the "Barnett Lands." The Committee at that time recommended that this matter be referred to staff for a report to be considered at the first meeting in April 1978. Mr. MacFarlane appeared before the Committee on this matter.

Mr. Halliday advised that a report was not available as there were outstanding matters to be finalized. Mr. Halliday pointed out that no plan of subdivision has been submitted to date, the Board of Education has not made a commitment with respect to the school site and the Credit Valley Conservation Authority is presently preparing flood plain mapping on this site, which will not be completed until the end of July 1978. All of these questions must be completed before the City is able to determine whether it will require the lands for park purposes and how much land will be required.

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2. (continued...)

Councillor Spence assured Mr. MacFarlane that the question of the purchase of the "Barnett Lands" is proceeding and that a decision will be made when all the information is available. Councillor Spence recommended that the presentation by Mr. MacFarlane be received.

File: 140-78 See Recommendation #511 (M.H. Spence)

3. Letter dated April 3, 1978, from Mr. G. Batcules, President of Domtrec Limited, regarding the tender award to J.J. MacKay Limited for the supply and installation of parking meters. Mr. Batcules appeared before the Committee to lodge a formal complaint with respect to the tendering practices surrounding the award of this tender. Mr. Batcules outlined the history with respect to this matter.

The Committee considered a report dated April 3, 1978, from the Commissioner of Engineering, Works and Building. Mr. Taylor advised that the tender for the supply and installation of parking meters had been reviewed when the letter from Domtrec Limited was received and he confirmed that the tender practices surrounding this award were in order. Mr. Taylor also advised that Council had passed By-law No. 138-78 on March 29, 1978, awarding the tender to J.J. MacKay in the amount of \$48,588.24. Councillor McKechnie recommended that the presentation by Mr. Batcules on behalf of Domtrec be received.

File: 21-78 See Recommendation #517 (F. McKechnie)

On verbal motion the meeting recessed at 10:45 a.m. The meeting reconvened at 11:10 a.m.

4. Notice of Hearing on April 6, 1978, from the Committee of Adjustment with respect to the application for minor variance by Victoria Wood Development Corp. Ltd. regarding lands located on the northwest corner of Glen Erin Drive and Aquitaine Avenue.

Mr. R. Mortensen, Chairman of the Committee of Adjustment, appeared before the Committee as he was concerned as to whether this matter was in fact a minor variance and should be dealt with by the Committee of Adjustment.

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4. (continued...)

The Commissioner of Planning advised that he had discussions with representatives of Victoria Wood Development Corp. Ltd. as to how to proceed with the change in density and it was determined to make an application to the Committee of Adjustment before proceeding with either an official plan amendment or a rezoning application. Mr. Edmunds advised that the density for the eight blocks has not changed overall as designated in the official plan, but only as it relates to these two blocks by Victoria Wood Development Corporation.

Councillor Taylor advised that the residents in the area have been involved in public meetings and were aware of the changes in density as proposed by Victoria Wood Development Corporation.

Mr. K. Dear, on behalf of the Meadowvale West Homeowners Association, appeared before the Committee and confirmed that the residents were fully informed of the changes proposed by Victoria Wood Development and had no objections to this application proceeding.

The City Solicitor advised that Council has the right to appeal any decision of the Committee of Adjustment if it does not concur with the disposition of the application by the Committee of Adjustment.

Councillor Taylor recommended that Notice of Hearing with respect to the minor variance application by Victoria Wood Development Corp. Ltd. before the Committee of Adjustment be received.

File: A 101/78 See Recommendation #518 (L. Taylor)

On verbal motion the meeting recessed at 12:00 noon. The meeting reconvened at 2:00 p.m.

5. Report dated March 16, 1978, from the Commissioner of Recreation and Parks with respect to Agreements for Conditional Landscape Approval for Various Condominium Registrations. Mr. Love advised that when weather becomes an impediment to the construction of the landscape work and to the City's inspections of the work, conditional approval for condominium registration will be granted based on agreements with the City and the developer and a Letter of Credit for 100% of the cost of the outstanding landscape works as determined by the Recreation and Parks Department. Mr. Love

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5. (continued...)

recommended that the City enter into Agreements for the purposes of expediting condominium registration with Lakview Forest Developments Limited; Shipp Corporation Limited; Cellan Homes Limited; Binshire Developments Limited; Samuel Sarick Limited; Centerville Estates Limited; and Pefran Holdings Limited.

File: 181-78 See Recommendation #512 (F. Bean)

6. Report 3-78 of the Recreation and Parks Committee meeting held on March 28, 1978.

Councillor Bean recommended that Item 26(b) be amended by the deletion of the words "...selection of a site for the..."

Councillor Taylor requested to be recorded as voting in the negative of Item 28(b).

Councillor Hooper recommended approval of the report as amended.

File: 17-78 See Recommendations #521 to 535
(F. Hooper)

7. Report 6-78 of the Planning Committee meeting held on March 21, 1978.

Councillor Leavers requested to be recorded as voting in the negative with respect to Recommendation #5 of the Draft Port Secondary Plan which "designates Site 8 as Public Open Space."

File: 105-78 See Recommendations #536 to 541
(H. Kennedy)

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8. Report dated March 20, 1978, from the Commissioner of Engineering, Works and Building with respect to the sale of Bell Canada poles. Mr. Taylor advised that Bell Canada is planning to remove their plant from the twelve poles located on Dixie Road south of Meyerside Drive to which the City has streetlighting attachments. Bell Canada has offered to sell the poles to the City for \$651.00.
Mr. Taylor recommended:

- (a) That the City issue a payment of \$651.00 to Bell Canada to purchase the twelve Bell Canada poles on Dixie Road south of Meyerside Drive which have City streetlighting attachments.
- (b) That the funds for purchasing these poles be allocated from the 1978 Miscellaneous Streetlighting Current Account.

Councillor McCallion recommended that the Commissioner of Engineering, Works and Building be directed to negotiate with Bell Canada for the dedication of these poles. This motion was voted on and carried.

File: 16-78 See Recommendation 513 (H. McCallion)
124-78

9. Report dated March 21, 1978, from the Commissioner of Engineering, Works and Building with respect to the Ontario Home Renewal Program. Mr. Taylor recommended:
- (a) That the O.H.R.P. Activity Summary to December 31, 1977, be received.
 - (b) That the Quarterly Activity Summary and the Municipal Application for Grant form be received and forwarded to the Ministry of Housing as per their regulations.
 - (c) That a resolution be passed by Council requesting a further grant for the O.H.R.P. program for the period 1978-1979.

File: 62-78 See Recommendation #514 (T. Butt)

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10. Report dated March 21, 1978, from the Commissioner of Engineering, Works and Building with respect to the Draft Fence By-law. Attached to the Agenda was a copy of the By-law as well as a By-law to amend By-law No. 1227, as amended, being the Zoning By-law of the former Corporation of the Town of Port Credit. This By-law appeared on the General Committee Agenda of March 29, 1978, at which time it was referred back to the Fence Committee for a further report.

Councillor Taylor advised that the Fence Committee had not yet had an opportunity to meet and recommended that the proposed Fence By-law be deferred to the next General Committee Agenda.

File: 191-78 See Recommendation #515 (L. Taylor)

11. Report 1-78 of the Street Names Committee held on March 22, 1978.

File: 37-78 See Recommendations #542 to 549 (L. Taylor)

12. Report 1-78 of the Licensing Committee meeting held on March 16, 1978.

File: 9-78 See Recommendation #550 (T. Butt)

13. Report 2-78 of the Licensing Committee meeting held on March 20, 1978.

File: 9-78 See recommendations #551 to 553 (T. Butt)

14. Report 3-78 of the Traffic Safety Council meeting held on March 22, 1978.

File: 179-78 See Recommendations #554 to 557 (T. Butt)

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15. Report dated February 6, 1978, from the Director of Public Affairs with respect to revisions and additions to the City of Mississauga's advertising policy. Mr. Kaakee recommended:

- (a) That parts 1, 3, 4 and 5 of the present advertising policy continue in force.
- (b) That part 2 of the present policy be replaced with the following:

"That advertisements considered to be of general interest to all residents in the City, eg. hours of closing, civic holidays, public meetings be placed in the Mississauga News and the Mississauga Times as well as the Review Newspapers and the Malton Mercury at the discretion of the Department Head involved and the Public Affairs Department."

- (c) That the City enter into a lineage contract (100,000 lines) with each of the Mississauga News and the Mississauga Times newspapers.
- (d) That all City Departments channel their advertisements through the Public Affairs Department for placement.

Councillor McCallion recommended that this report be referred to Council at its meeting on Monday, April 10, 1978, without a recommendation.

File: 164-78

16. Letter dated March 21, 1978, from the City of Woodstock setting out a resolution passed by the City Council in connection with the premium increases for the Ontario Health Insurance Plan. The City has been requested to endorse this resolution.

Councillor Leavers recommended that the City of Mississauga endorse this resolution.

File: 67-78 See Recommendation #516 (F. Leavers)

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17. Report dated April 3, 1978, from the City Solicitor with respect to the Port Credit Residential Holding by-law. Mr. Clark advised that the previous Ontario Municipal Board approval of By-law 535-74 had expired on March 31, 1978 and the Planning Department has recommended that a holding category be renewed in connection with a couple of parcels located in the Secondary Plan identified as the "Go-Ten Study Area" to permit further study and land assembly necessary to produce this Area as a transportation node and multi-use centre. Mr. Clark recommended that the Mayor and Clerk be authorized to execute the Port Credit Residential Holding By-law.

File: 189-78 See Recommendation #519 (F. Leavers)

18. Consolidated Report dated April 3, 1978, with respect to the proposed plan of subdivision T-74153, Liverton Investments, located on the east side of Highway #10, north of Burnhamthorpe Road. Mayor Searle advised that the Planning Committee deferred this matter to its next meeting in order to give the Members sufficient time to review the report. Mayor Searle recommended that this Report be forwarded to Council at its meeting on Monday, April 10, 1978, without a recommendation and that the citizen members of the Planning Committee be advised in order that they may appear before Council if they have any concerns on this matter.

File: T-74153 See Recommendation #520 (R. Searle)

19. Letter dated December 7, 1977, from the Corporation of the Town of Oakville with respect to the Town's Official Plan Amendment No. 30. Councillor Spence was concerned that this Official Plan Amendment has been recommended to the Minister of Housing for approval and that the concerns of the City of Mississauga as outlined in General Committee Recommendation #1229 as adopted by Council on September 26, 1977, have not been satisfied. Councillor Spence recommended that the Minister of Housing be requested to not approve this Official Plan Amendment prior to dealing with the City of Mississauga's concerns and that if this is not done, the Minister be advised that the City desires this matter to be placed before the Ontario Municipal Board.

File: 189-78 See Recommendation #558 (M.H. Spence)

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21. The following recommendations were submitted by Councillor Taylor and he requested that Committee endorse these recommendations:

- (a) THAT the Province and Federal Government be requested to immediately withdraw or modify the existing Assistance Home Ownership Plan/Home Ownership Made Easy Programmes so as to eliminate the built-in inequities demonstrated in the Regional Report of March 1, 1978, "Analysis of the Assistance Home Ownership Plan/Home Ownership Made Easy Programme in Peel";
- (b) THAT the Federal and Provincial Governments be requested to guarantee further assistance to those families who are experiencing or will be experiencing financial hardships due to the plan in existence;
- (c) THAT the Regional Solicitor investigate the possibility of the Region not approving any further Assistance Home Ownership Plan/Home Ownership Made Easy Development until the scheme is satisfactorily modified to the Region's satisfaction;
- (d) THAT the Ministry of Housing be requested to allocate funds presently budgeted to the Home Ownership Made Easy Programme toward stimulating rental production;
- (e) THAT the report of the Regional Commissioner of Planning dated March 1, 1978 be forwarded to the Federal and Provincial Housing Ministries, Central Mortgage and Housing Corporation and Association of Municipalities of Ontario.

After discussion of the above recommendations, Councillor Taylor advised that he would prepare a resolution to be considered by Council at its meeting on Monday, April 10, 1978, which would set out the concerns of the City of Mississauga regarding these programmes.

File: 62-78

April 5, 1978

22. The Public Hearing held by the Ministry of the Environment on Tuesday, April 4, 1978, in the City Hall Council Chambers with respect to the burning of P.C.B.'s by Tricil Limited in the Clarkson area. Councillor Spence advised that she would present a resolution to Council on Monday, April 10, 1978, requesting the Minister of the Environment to prohibit any further burning of liquid waste in the City of Mississauga without informing the City beforehand and advising the Minister of the concerns of the City with respect to this matter.

The Committee moved in camera at 4:25 p.m. The Committee moved out of in camera at 6:10 p.m. No recommendations appear on Report 13-78 with respect to the discussions which took place in camera.

RECOMMENDATIONS:

As per Report 13-78

ADJOURNMENT:

6:15 p.m.